

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 59 Weeden Drive, Vermont South Vic 3133

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,380,000 & \$1,518,000

Median sale price

Median price \$1,550,000 Property Type House Suburb Vermont South

Period - From 01/04/2023 to 30/06/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| | Address of comparable property | Price | Date of sale |
|---|--------------------------------------|-------------|--------------|
| 1 | 67 King Arthur Dr GLEN WAVERLEY 3150 | \$1,488,000 | 11/03/2023 |
| 2 | 9 Cascade Dr VERMONT SOUTH 3133 | \$1,440,000 | 25/03/2023 |
| 3 | 3 Pico CI VERMONT SOUTH 3133 | \$1,420,000 | 15/04/2023 |

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 29/08/2023 23:16



Property Type: House (Previously Occupied - Detached)

Land Size: 660 sqm approx

Agent Comments

Indicative Selling Price

\$1,380,000 - \$1,518,000

Median House Price

June quarter 2023: \$1,550,000

Comparable Properties



67 King Arthur Dr GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



Price: \$1,488,000

Method: Auction Sale

Date: 11/03/2023

Property Type: House (Res)

Land Size: 646 sqm approx



9 Cascade Dr VERMONT SOUTH 3133 (REI/VG)

Agent Comments



Price: \$1,440,000

Method: Auction Sale

Date: 25/03/2023

Property Type: House (Res)

Land Size: 653 sqm approx



3 Picolo Ct VERMONT SOUTH 3133 (REI/VG)

Agent Comments



Price: \$1,420,000

Method: Private Sale

Date: 15/04/2023

Property Type: House (Res)

Land Size: 797 sqm approx

Account - O'Brien Real Estate Vermont | P: 03 9087 1087