

# 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

12 Minchinbury Drive, Vermont South Vic 3133
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$1,350,000
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 & 

\$1,485,000
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### Median sale price

Median price 

\$1,440,000
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 Property Type 

House
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 Suburb 

Vermont South
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Period - From 

01/04/2021
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 to 

30/06/2021
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 Source 

REIV
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### 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.

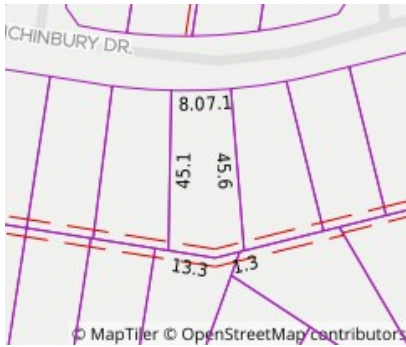
	Address of comparable property	Price	Date of sale
1	11 Colonial Dr VERMONT SOUTH 3133	\$1,500,000	18/05/2021
2	10 Tanunda St VERMONT SOUTH 3133	\$1,500,000	16/04/2021
3	12 Quelltaler PI VERMONT SOUTH 3133	\$1,490,000	28/06/2021

**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: 

04/09/2021 15:55
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**Property Type:** Land  
**Land Size:** 884 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,350,000 - \$1,485,000  
**Median House Price**  
 June quarter 2021: \$1,440,000

## Comparable Properties

**11 Colonial Dr VERMONT SOUTH 3133 (REI/VG)**

**Agent Comments**



**Price:** \$1,500,000  
**Method:** Private Sale  
**Date:** 18/05/2021  
**Property Type:** House  
**Land Size:** 787 sqm approx



**10 Tanunda St VERMONT SOUTH 3133 (REI/VG)**

**Agent Comments**



**Price:** \$1,500,000  
**Method:** Private Sale  
**Date:** 16/04/2021  
**Property Type:** House  
**Land Size:** 881 sqm approx



**12 Quelltaler PI VERMONT SOUTH 3133 (REI)**

**Agent Comments**



**Price:** \$1,490,000  
**Method:** Private Sale  
**Date:** 28/06/2021  
**Property Type:** House (Res)  
**Land Size:** 810 sqm approx

**Account - Harcourts Vermont South | P: 03 98861008**