

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

13 Tanunda Street, Vermont South Vic 3133

Indicative selling price

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

Range between \$1,600,000

&

\$1,760,000

Median sale price

Median price \$1,549,500

Property Type House

Suburb Vermont South

Period - From 01/10/2023

to 31/12/2023

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	20 Felgate Pde VERMONT SOUTH 3133	\$1,960,000	04/11/2023
2	4 Stockmans Dr VERMONT SOUTH 3133	\$1,930,000	16/09/2023
3	10 Explorers Ct VERMONT SOUTH 3133	\$1,795,000	02/12/2023

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:

15/03/2024 14:59



5 Bedrooms 2 Bathrooms 2 Car Spaces

Property Type: House
Land Size: 789 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,760,000
Median House Price
December quarter 2023: \$1,549,500

Comparable Properties



20 Felgate Pde VERMONT SOUTH 3133 (REI/VG)

Agent Comments

4 Bedrooms 2 Bathrooms 4 Car Spaces

Price: \$1,960,000
Method: Private Sale
Date: 04/11/2023
Property Type: House
Land Size: 731 sqm approx

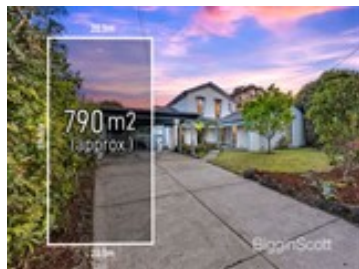


4 Stockmans Dr VERMONT SOUTH 3133 (REI/VG)

Agent Comments

5 Bedrooms 3 Bathrooms 2 Car Spaces

Price: \$1,930,000
Method: Auction Sale
Date: 16/09/2023
Property Type: House (Res)
Land Size: 787 sqm approx



10 Explorers Ct VERMONT SOUTH 3133 (REI/VG)

Agent Comments

4 Bedrooms 3 Bathrooms 3 Car Spaces

Price: \$1,795,000
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)
Land Size: 790 sqm approx

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