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	17 Dalroy Crescent, Vermont South Vic 3133
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,300,000	&	\$1,400,000
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Median sale price

Median price	\$1,441,500	Pro	perty Type H	ouse		Suburb	Vermont South
Period - From	01/07/2024	to	30/09/2024	S	ource	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

Add	dress of comparable property	Price	Date of sale
1	4 Hartland Rd VERMONT SOUTH 3133	\$1,060,000	19/10/2024
2	10 Weeden Dr VERMONT SOUTH 3133	\$1,270,000	16/10/2024
3	14 Weeden Dr VERMONT SOUTH 3133	\$1,370,888	31/08/2024

OR

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

This Statement of Information was prepared on:	10/01/2025 11:42









Property Type: House (Res) **Agent Comments**

Indicative Selling Price \$1,300,000 - \$1,400,000 **Median House Price** September quarter 2024: \$1,441,500

Comparable Properties



4 Hartland Rd VERMONT SOUTH 3133 (REI)

Agent Comments

Price: \$1,060,000 Method: Auction Sale Date: 19/10/2024

Property Type: House (Res) Land Size: 644 sqm approx



10 Weeden Dr VERMONT SOUTH 3133 (REI/VG)



Agent Comments

Price: \$1,270,000 Method: Private Sale Date: 16/10/2024

Property Type: House (Res) Land Size: 661 sqm approx



14 Weeden Dr VERMONT SOUTH 3133 (REI/VG)

Price: \$1,370,888 Method: Auction Sale Date: 31/08/2024

Property Type: House (Res) Land Size: 645 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 9842 8888





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