

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

32 George Road, Vermont South Vic 3133

Indicative selling price

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

Range between

\$730,000

&

\$800,000

Median sale price

Median price

\$1,480,000

Property Type

House

Suburb

Vermont South

Period - From

20/10/2021

to

19/10/2022

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	2/18 Mcclares Rd VERMONT 3133	\$790,000	26/09/2022
2	10/1-3 Boronia Rd VERMONT 3133	\$750,000	30/05/2022
3			

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:

20/10/2022 14:47



3 1 2

Property Type: House
Land Size: 439 sqm approx
Agent Comments

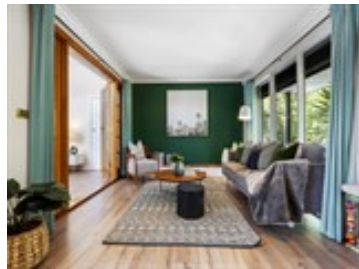
Indicative Selling Price

\$730,000 - \$800,000

Median House Price

20/10/2021 - 19/10/2022: \$1,480,000

Comparable Properties



2/18 McClares Rd VERMONT 3133 (REI)

Agent Comments

3 1 2

Price: \$790,000
Method: Private Sale
Date: 26/09/2022
Property Type: Unit
Land Size: 200 sqm approx



10/1-3 Boronia Rd VERMONT 3133 (REI)

Agent Comments

3 2 2

Price: \$750,000
Method: Private Sale
Date: 30/05/2022
Property Type: Townhouse (Single)

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.