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

175 Morack Road, Vermont South Vic 3133

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	n \$1,450,000		&		\$1,550,000				
Median sale price									
Median price	\$1,450,500	Property Type Ho		Hou	use		Suburb	Vermont South	
Period - From	01/01/2023	to	31/03/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	9 Beacon St VERMONT SOUTH 3133	\$1,550,000	01/04/2023
2	12 Warwick Ct VERMONT SOUTH 3133	\$1,545,000	18/03/2023
3	50 Woodcrest Rd VERMONT 3133	\$1,501,000	29/04/2023

OR

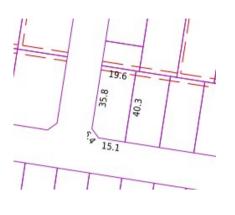
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

26/05/2023 11:43









Property Type: House (Previously Occupied - Detached) Land Size: 780 sqm approx Agent Comments Indicative Selling Price \$1,450,000 - \$1,550,000 Median House Price March quarter 2023: \$1,450,500

Comparable Properties

9 Beacon St VERMONT SOUTH 3133 (REI) 4 2 2 2 Price: \$1,550,000 Method: Auction Sale Date: 01/04/2023 Property Type: House (Res) Land Size: 665 sqm approx	Agent Comments
12 Warwick Ct VERMONT SOUTH 3133 (REI/VG) 4 2 6 4 Price: \$1,545,000 Method: Auction Sale Date: 18/03/2023 Property Type: House (Res) Land Size: 842 sqm approx	Agent Comments
50 Woodcrest Rd VERMONT 3133 (REI) 4 2 2 2 Price: \$1,501,000 Method: Auction Sale Date: 29/04/2023 Property Type: House (Res) Land Size: 613 sqm approx	Agent Comments

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