

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 between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$1,450,500

Property Type

House

Suburb

Vermont South

Period - From

01/01/2023

to

31/03/2023

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	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)

Agent Comments



Price: \$1,550,000
Method: Auction Sale
Date: 01/04/2023
Property Type: House (Res)
Land Size: 665 sqm approx



12 Warwick Ct VERMONT SOUTH 3133 (REI/VG)

Agent Comments



Price: \$1,545,000
Method: Auction Sale
Date: 18/03/2023
Property Type: House (Res)
Land Size: 842 sqm approx



50 Woodcrest Rd VERMONT 3133 (REI)

Agent Comments



Price: \$1,501,000
Method: Auction Sale
Date: 29/04/2023
Property Type: House (Res)
Land Size: 613 sqm approx

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