

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

403/1 Charlnet Drive, Vermont South Vic 3133

Indicative selling price

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

Range between \$690,000

&

\$720,000

Median sale price

Median price \$732,500

Property Type Unit

Suburb Vermont South

Period - From 03/03/2022

to

02/03/2023

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	8/8 Saxonwood Dr VERMONT SOUTH 3133	\$727,000	12/11/2022
2			
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:

03/03/2023 14:50



 3  2  2

Property Type: Apartment

Land Size: 98 sqm approx

Agent Comments

Indicative Selling Price

\$690,000 - \$720,000

Median Unit Price

03/03/2022 - 02/03/2023: \$732,500

Comparable Properties



**8/8 Saxonwood Dr VERMONT SOUTH 3133
(REI/VG)**

Agent Comments

 3  2  1

Price: \$727,000

Method: Auction Sale

Date: 12/11/2022

Property Type: Apartment

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.

Account - Harcourts Vermont South | P: 03 98861008