

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

2/8 Graeme Street, Vermont Vic 3133

Indicative selling price

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

Range between \$780,000 & \$850,000

Median sale price

Median price \$945,000 Property Type Unit Suburb Vermont

Period - From 09/01/2023 to 08/01/2024 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	11 Lusk Dr VERMONT 3133	\$938,000	31/08/2023
2	52/745-751 Boronia Rd WANTIRNA 3152	\$730,000	26/09/2023
3	51/745-751 Boronia Rd WANTIRNA 3152	\$720,000	03/07/2023

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:

09/01/2024 09:26



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Property Type: Strata Unit/Flat

Land Size: 295 sqm approx

Agent Comments

Indicative Selling Price

\$780,000 - \$850,000

Median Unit Price

09/01/2023 - 08/01/2024: \$945,000

Comparable Properties



11 Lusk Dr VERMONT 3133 (REI/VG)

Agent Comments

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Price: \$938,000

Method: Sold Before Auction

Date: 31/08/2023

Property Type: House (Res)

Land Size: 317 sqm approx



52/745-751 Boronia Rd WANTIRNA 3152 (REI)

Agent Comments

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Price: \$730,000

Method: Private Sale

Date: 26/09/2023

Property Type: Townhouse (Single)



51/745-751 Boronia Rd WANTIRNA 3152 (REI)

Agent Comments

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Price: \$720,000

Method: Private Sale

Date: 03/07/2023

Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9842 8888