

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

9 REGAL COURT VERMONT SOUTH VIC 3133

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,180,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,500,000

Property type

House

Suburb

Vermont South

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

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 6 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

3 ALICIA COURT VERMONT SOUTH VIC 3133	\$1,285,000	30-Dec-23
232 HAWTHORN ROAD VERMONT SOUTH VIC 3133	\$1,300,000	09-Dec-23

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 6 months.

This Statement of Information was prepared on: 09 January 2024



3 ALICIA COURT VERMONT SOUTH VIC 3133 Sold Price ^{RS} **\$1,285,000** ^{UN} Sold Date **30-Dec-23**

 4  2  2

Distance **0.67km**



232 HAWTHORN ROAD VERMONT SOUTH VIC 3133 Sold Price ^{RS} **\$1,300,000** Sold Date **09-Dec-23**

 4  2  2

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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