

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 BARBARA STREET VERMONT 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

\$1,080,000

&

\$1,188,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,242,000

Property type

House

Suburb

Vermont

Period-from

01 Nov 2023

to

31 Oct 2024

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

2 IDA COURT VERMONT VIC 3133	\$1,080,000	16-Nov-24
3 CULBARA DRIVE VERMONT VIC 3133	\$1,196,000	22-Jun-24
47 WOODCREST ROAD VERMONT VIC 3133	\$1,100,001	24-Jul-24

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: 18 November 2024


2 IDA COURT VERMONT VIC 3133

Sold Price

^{RS}
\$1,080,000

Sold Date

16-Nov-24


4



2



1

Distance

0.49km

3 CULBARA DRIVE VERMONT VIC 3133

Sold Price

\$1,196,000

Sold Date

22-Jun-24


4



2



1

Distance

0.92km

47 WOODCREST ROAD VERMONT VIC 3133

Sold Price

^{RS}
\$1,100,001

Sold Date

24-Jul-24


4



2



1

Distance

1.95km
RS = Recent sale

UN = Undisclosed Sale

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