

# 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 22 Minerva Crescent, Vermont South Vic 3133

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,450,000 & \$1,550,000

### Median sale price

Median price \$1,526,500 Property Type House Suburb Vermont South

Period - From 01/10/2023 to 30/09/2024 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	2 Bracknell Ct VERMONT SOUTH 3133	\$1,518,000	25/11/2024
2	12 Warrington Av VERMONT SOUTH 3133	\$1,475,000	12/10/2024
3	15 Browning Dr GLEN WAVERLEY 3150	\$1,550,000	07/09/2024

**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: 26/11/2024 20:18



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,450,000 - \$1,550,000  
**Median House Price**  
Year ending September 2024: \$1,526,500

## Comparable Properties



**2 Bracknell Ct VERMONT SOUTH 3133 (REI)**

[Agent Comments](#)



**Price:** \$1,518,000  
**Method:** Private Sale  
**Date:** 25/11/2024  
**Property Type:** House  
**Land Size:** 741 sqm approx



**12 Warrington Av VERMONT SOUTH 3133 (REI)**

[Agent Comments](#)



**Price:** \$1,475,000  
**Method:** Private Sale  
**Date:** 12/10/2024  
**Property Type:** House  
**Land Size:** 660 sqm approx



**15 Browning Dr GLEN WAVERLEY 3150 (REI/VG)**

[Agent Comments](#)



**Price:** \$1,550,000  
**Method:** Auction Sale  
**Date:** 07/09/2024  
**Property Type:** House (Res)  
**Land Size:** 867 sqm approx

**Account - Harcourts Vermont South | P: 03 98861008**



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