

## 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

18/19-27 MOORE ROAD VERMONT VIC 3133

### Indicative selling price

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

Single Price

or range  
between

\$630,000

&

\$693,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,015,000

Property type

Unit

Suburb

Vermont

Period-from

01 Jan 2024

to

31 Dec 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

4/14 TERRARA ROAD VERMONT VIC 3133	\$620,000	12-Oct-24
7/513 MITCHAM ROAD VERMONT VIC 3133	\$630,000	27-Sep-24
17/735 BORONIA ROAD WANTIRNA VIC 3152	\$680,000	02-Aug-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: 03 January 2025


**4/14 TERRARA ROAD VERMONT  
VIC 3133**
 2   
  1   
  1

Sold Price

<sup>RS</sup>
**\$620,000**

Sold Date

**12-Oct-24**

Distance

**1.41km**

**7/513 MITCHAM ROAD VERMONT  
VIC 3133**
 2   
  1   
  1

Sold Price

**\$630,000**

Sold Date

**27-Sep-24**

Distance

**1.61km**

**17/735 BORONIA ROAD  
WANTIRNA VIC 3152**
 3   
  2   
  2

Sold Price

**\$680,000**

Sold Date

**02-Aug-24**

Distance

**1.69km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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