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

1/4 Mcclares Road, Vermont Vic 3133

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	Range between \$1,000,000		&		\$1,100,000				
Median sale p	rice								
Median price	\$1,025,000	Pro	operty Type	Том	nhouse		Suburb	Vermont	
Period - From	12/02/2024	to	11/02/2025		So	urce	Property	Data	

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.

Ade	dress of comparable property	Price	Date of sale
1	1/106 Terrara Rd VERMONT SOUTH 3133	\$1,000,000	19/12/2024
2	2a Lower Ct NUNAWADING 3131	\$1,108,000	14/09/2024
3	1/1a Glen Valley Rd FOREST HILL 3131	\$1,050,000	10/09/2024

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.

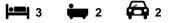
This Statement of Information was prepared on:

12/02/2025 17:52



Harcourts





Property Type: Townhouse (Single) Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 Median Townhouse Price 12/02/2024 - 11/02/2025: \$1,025,000

Comparable Properties

1/106 Terrara Rd VERMONT SOUTH 3133 (REI) Image: Base of the state of	Agent Comments
2a Lower Ct NUNAWADING 3131 (REI/VG) 3 2 2 Price: \$1,108,000 Method: Auction Sale Date: 14/09/2024 Property Type: Townhouse (Res) Land Size: 269 sqm approx	Agent Comments
1/1a Glen Valley Rd FOREST HILL 3131 (VG) ■ 3 • - • • Price: \$1,050,000 Method: Sale Date: 10/09/2024	Agent Comments

Account - Harcourts Vermont South | P: 03 98861008

OYO Unit



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Property Type: Strata Unit/Villa Unit/Townhouse - Single

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