Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5 Uralla Street, Vermont Vic 3133

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,200,000		&		\$1,300,000			
Median sale p	rice							
Median price	\$1,275,500	Pro	operty Type	Hou	ise		Suburb	Vermont
Period - From	01/07/2023	to	30/06/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	3 Tweed St VERMONT 3133	\$1,430,000	04/07/2024
2	39 Blanche Dr VERMONT 3133	\$1,395,000	11/05/2024
3	4 Blanche Dr VERMONT 3133	\$1,310,000	17/02/2024

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.

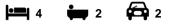
This Statement of Information was prepared on:

09/08/2024 18:16



Harcourts





Property Type: Land Size: 591 sqm approx Agent Comments Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price Year ending June 2024: \$1,275,500

Comparable Properties



3 Tweed St VERMONT 3133 (REI)



Price: \$1,430,000 Method: Sold Before Auction Date: 04/07/2024 Property Type: House (Res)

39 Blanche Dr VERMONT 3133 (REI)

Agent Comments



Price: \$1,395,000 Method: Auction Sale Date: 11/05/2024 Property Type: House Land Size: 641 sqm approx

4

4 Blanche Dr VERMONT 3133 (REI/VG)



NT 3133 (REI/VG) ,

Agent Comments

Agent Comments

Price: \$1,310,000 Method: Auction Sale Date: 17/02/2024 Property Type: House (Res) Land Size: 596 sqm approx

Account - Harcourts Vermont South | P: 03 98861008



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