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	147 Morack Road, Vermont South Vic 3133
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,350,000	&	\$1,480,000
---------------------------	---	-------------

Median sale price

Median price	\$1,440,000	Pro	perty Type	House		Suburb	Vermont South
Period - From	01/04/2021	to	30/06/2021		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

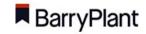
Add	dress of comparable property	Price	Date of sale
1	291 Hawthorn Rd VERMONT SOUTH 3133	\$1,450,000	22/05/2021
2	13 Great Western Dr VERMONT SOUTH 3133	\$1,402,000	07/08/2021
3	16 Citrus St VERMONT SOUTH 3133	\$1,383,000	15/07/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	25/09/2021 07:25













Property Type: House Land Size: 787 sqm approx

Agent Comments

Indicative Selling Price \$1,350,000 - \$1,480,000 **Median House Price**

June quarter 2021: \$1,440,000

Comparable Properties



291 Hawthorn Rd VERMONT SOUTH 3133 (REI/VG)







Price: \$1,450,000 Method: Auction Sale Date: 22/05/2021

Property Type: House (Res) Land Size: 661 sqm approx

Agent Comments



(REI)





Price: \$1,402,000 Method: Auction Sale Date: 07/08/2021

Property Type: House (Res) Land Size: 800 sqm approx

Agent Comments



16 Citrus St VERMONT SOUTH 3133 (REI)



Price: \$1,383,000 Method: Auction Sale Date: 15/07/2021

Property Type: House (Res) Land Size: 655 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 9842 8888



