

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

147 Morack Road, Vermont South Vic 3133

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

Property 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	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 comparable properties 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



 5  2  2

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)

Agent Comments

 4  3  3

Price: \$1,450,000
Method: Auction Sale
Date: 22/05/2021
Property Type: House (Res)
Land Size: 661 sqm approx



13 Great Western Dr VERMONT SOUTH 3133 (REI)

Agent Comments

 5  2  2

Price: \$1,402,000
Method: Auction Sale
Date: 07/08/2021
Property Type: House (Res)
Land Size: 800 sqm approx



16 Citrus St VERMONT SOUTH 3133 (REI)

Agent Comments

 5  2  3

Price: \$1,383,000
Method: Auction Sale
Date: 15/07/2021
Property Type: House (Res)
Land Size: 655 sqm approx