

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

7 COONAWARRA DRIVE VERMONT SOUTH VIC 3133

Indicative selling price

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

Single Price

or range
between

\$1,200,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,419,000

Property type

House

Suburb

Vermont South

Period-from

01 May 2022

to

30 Apr 2023

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

12 TANUNDA STREET VERMONT SOUTH VIC 3133	\$1,160,000	22-Feb-23
48 BAROSSA AVENUE VERMONT SOUTH VIC 3133	\$1,200,000	30-Jan-23
23 TALARNO AVENUE VERMONT SOUTH VIC 3133	\$1,195,100	05-Apr-23

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: 25 May 2023



**12 TANUNDA STREET VERMONT
SOUTH VIC 3133**

4 2 2

Sold Price

^{RS}

\$1,160,000

Sold Date

22-Feb-23

Distance

0.16km



**48 BAROSSA AVENUE VERMONT
SOUTH VIC 3133**

4 2 2

Sold Price

\$1,200,000

Sold Date

30-Jan-23

Distance

0.43km



**23 TALARNO AVENUE VERMONT
SOUTH VIC 3133**

4 2 2

Sold Price

^{RS}

\$1,195,100

Sold Date

05-Apr-23

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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