## 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

26 Chablis Crescent, Vermont South Vic 3133

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,590,000		&		\$1,700,000				
Median sale p	rice								
Median price	\$1,450,500	Pro	operty Type	Hous	se		Suburb	Vermont South	
Period - From	01/01/2023	to	31/03/2023		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 Leonard Ct VERMONT SOUTH 3133	\$1,750,000	27/03/2023
2	29 Coonawarra Dr VERMONT SOUTH 3133	\$1,706,000	18/03/2023
3	8 Minchinbury Dr VERMONT SOUTH 3133	\$1,660,000	18/05/2023

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:

28/06/2023 16:40



# Harcourts





**Property Type:** House **Land Size:** 761 sqm approx Agent Comments Indicative Selling Price \$1,590,000 - \$1,700,000 Median House Price March quarter 2023: \$1,450,500

## **Comparable Properties**



3 Leonard Ct VERMONT SOUTH 3133 (REI/VG) Agent Comments



Price: \$1,750,000 Method: Sold Before Auction Date: 27/03/2023 Property Type: House (Res) Land Size: 670 sqm approx

29 Coonawarra Dr VERMONT SOUTH 3133 (VG)



Price: \$1,706,000 Method: Sale Date: 18/03/2023 Property Type: House (Res) Land Size: 791 sqm approx



8 Minchinbury Dr VERMONT SOUTH 3133 (REI)



Price: \$1,660,000 Method: Auction Sale Date: 18/05/2023 Property Type: House Land Size: 793 sqm approx

Account - Harcourts Vermont South | P: 03 98861008



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Agent Comments

Agent Comments