

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,590,000

&

\$1,700,000

### Median sale price

Median price \$1,450,500

Property Type House

Suburb Vermont South

Period - From 01/01/2023

to 31/03/2023

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	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



5 2 2

**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**

4 2 2

**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)** **Agent Comments**

4 - -

**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)** **Agent Comments**

4 2 2

**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**