# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	3 Laturns Court, Vermont South Vic 3133

### Indicative selling price

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

Range between \$1,380,000	&	\$1,518,000
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### Median sale price

Median price	\$1,482,500	Pro	perty Type	House		Suburb	Vermont South
Period - From	01/01/2024	to	31/12/2024		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	9 Laturns Ct VERMONT SOUTH 3133	\$1,500,000	15/02/2025
2	8 Winjallock Cr VERMONT SOUTH 3133	\$1,535,000	07/12/2024
3	4 Chablis Cr VERMONT SOUTH 3133	\$1,450,000	12/10/2024

#### 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:	18/02/2025 23:42









Rooms: 7

Property Type: House Land Size: 812 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,380,000 - \$1,518,000 **Median House Price** Year ending December 2024: \$1,482,500

# Comparable Properties



9 Laturns Ct VERMONT SOUTH 3133 (REI)

**Agent Comments** 

Price: \$1,500,000 Method: Auction Sale Date: 15/02/2025 Property Type: House

Land Size: 970 sqm approx



8 Winjallock Cr VERMONT SOUTH 3133 (VG)

Price: \$1,535,000





Method: Sale Date: 07/12/2024

Property Type: House (Res) Land Size: 790 sqm approx

Agent Comments



4 Chablis Cr VERMONT SOUTH 3133 (REI/VG)



Price: \$1,450,000 Method: Auction Sale Date: 12/10/2024

Property Type: House (Res) Land Size: 913 sqm approx **Agent Comments** 

Account - O'Brien Real Estate Vermont | P: 03 9087 1087





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