

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

1/4 Mcclares Road, Vermont Vic 3133

Indicative selling price

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

Range between \$1,050,000 & \$1,120,000

Median sale price

Median price \$1,113,000 Property Type Townhouse Suburb Vermont

Period - From 26/11/2023 to 25/11/2024 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	Price	Date of sale
1	2a Marleigh St VERMONT 3133	\$1,110,000	14/09/2024
2	19/12 Short St VERMONT 3133	\$1,116,000	11/07/2024
3	10/2a Mcclares Rd VERMONT 3133	\$1,105,000	03/06/2024

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:

26/11/2024 15:21



 3
  2
  2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
 \$1,050,000 - \$1,120,000
Median Townhouse Price
 26/11/2023 - 25/11/2024: \$1,113,000

Comparable Properties



2a Marleigh St VERMONT 3133 (REI)

Agent Comments

 3
  2
  2

Price: \$1,110,000

Method: Auction Sale

Date: 14/09/2024

Property Type: Townhouse (Res)

Land Size: 222 sqm approx



19/12 Short St VERMONT 3133 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,116,000

Method: Sold Before Auction

Date: 11/07/2024

Property Type: Townhouse (Res)

10/2a Mcclares Rd VERMONT 3133 (VG)

Agent Comments

 3
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Price: \$1,105,000

Method: Sale

Date: 03/06/2024

Property Type: Flat/Unit/Apartment (Res)

Account - Harcourts Vermont South | P: 03 98861008



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