

# 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

16 Tracey Drive, Vermont South Vic 3133

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,380,000

&

\$1,480,000

### Median sale price

Median price

\$1,549,500

Property Type

House

Suburb

Vermont South

Period - From

01/10/2023

to

31/12/2023

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	18 Warrington Av VERMONT SOUTH 3133	\$1,488,888	11/11/2023
2	42 Weeden Dr VERMONT SOUTH 3133	\$1,420,000	10/12/2023
3	18 Consort Av VERMONT SOUTH 3133	\$1,360,000	16/12/2023

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:

16/02/2024 10:49