

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

11 Sherwood Rise, Vermont South Vic 3133

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,482,500 Property 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	Price	Date of sale
1	22 Minerva Cr VERMONT SOUTH 3133	\$1,460,000	24/01/2025
2	2 Shalimar Ct VERMONT SOUTH 3133	\$1,351,000	30/11/2024
3	10 Nevis Ct VERMONT SOUTH 3133	\$1,428,000	07/11/2024

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:

04/03/2025 16:30



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Property Type: House
Land Size: 652 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,350,000 - \$1,450,000
Median House Price
 Year ending December 2024: \$1,482,500

Comparable Properties



22 Minerva Cr VERMONT SOUTH 3133 (REI)

Agent Comments

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Price: \$1,460,000
Method: Private Sale
Date: 24/01/2025
Property Type: House
Land Size: 774 sqm approx



2 Shalimar Ct VERMONT SOUTH 3133 (REI/VG)

Agent Comments

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Price: \$1,351,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 695 sqm approx



10 Nevis Ct VERMONT SOUTH 3133 (REI/VG)

Agent Comments

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Price: \$1,428,000
Method: Auction Sale
Date: 07/11/2024
Property Type: House (Res)
Land Size: 682 sqm approx

Account - Harcourts Vermont South | P: 03 98861008