

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

223/5 Stanley Road, Vermont South Vic 3133

Indicative selling price

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

Range between

\$590,000

&

\$620,000

Median sale price

Median price

\$697,500

Property Type

Unit

Suburb

Vermont South

Period - From

24/11/2022

to

23/11/2023

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	312/5 Stanley Rd VERMONT SOUTH 3133	\$637,000	02/02/2023
2	G05/5 Stanley Rd VERMONT SOUTH 3133	\$600,000	01/09/2023
3	408/5 Stanley Rd VERMONT SOUTH 3133	\$599,000	15/04/2023

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:

24/11/2023 14:00



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$590,000 - \$620,000

Median Unit Price

24/11/2022 - 23/11/2023: \$697,500

Comparable Properties

312/5 Stanley Rd VERMONT SOUTH 3133 (VG) **Agent Comments**

 2  -  -

Price: \$637,000

Method: Sale

Date: 02/02/2023

Property Type: Subdivided Flat - Single OYO Flat

G05/5 Stanley Rd VERMONT SOUTH 3133 (VG) **Agent Comments**

 2  -  -

Price: \$600,000

Method: Sale

Date: 01/09/2023

Property Type: Subdivided Flat - Single OYO Flat



408/5 Stanley Rd VERMONT SOUTH 3133 (REI) **Agent Comments**

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Price: \$599,000

Method: Private Sale

Date: 15/04/2023

Property Type: Apartment

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