

# 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

1/19 Karwitha Street, Vermont Vic 3133

### Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

### Median sale price

Median price \$1,237,500

Property Type House

Suburb Vermont

Period - From 01/04/2023

to

30/06/2023

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	157 Heatherdale Rd VERMONT 3133	\$1,280,000	23/05/2023
2	4/13 Penllyne Av VERMONT 3133	\$1,200,000	27/06/2023
3	27a Nurlendi Rd VERMONT 3133	\$1,198,500	03/06/2023

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:

19/07/2023 15:47



 4  1  2

**Rooms:** 6  
**Property Type:** Townhouse (Unit)  
**Agent Comments**

**Indicative Selling Price**  
\$1,150,000 - \$1,250,000  
**Median House Price**  
June quarter 2023: \$1,237,500

## Comparable Properties



**157 Heatherdale Rd VERMONT 3133 (VG)**

**Agent Comments**

 4  -  -

**Price:** \$1,280,000  
**Method:** Sale  
**Date:** 23/05/2023  
**Property Type:** House (Res)  
**Land Size:** 358 sqm approx



**4/13 Penillyne Av VERMONT 3133 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$1,200,000  
**Method:** Sold Before Auction  
**Date:** 27/06/2023  
**Property Type:** Unit  
**Land Size:** 316 sqm approx



**27a Nurlendi Rd VERMONT 3133 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$1,198,500  
**Method:** Auction Sale  
**Date:** 03/06/2023  
**Property Type:** Unit  
**Land Size:** 247 sqm approx