# 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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,150,000		&		\$1,250,000			
Median sale p	rice							
Median price	\$1,237,500	Pro	operty Type	Hou	ISE		Suburb	Vermont
Period - From	01/04/2023	to	30/06/2023		So	ource	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.

Ade	dress 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









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)

4/13 Penllyne Av VERMONT 3133 (REI)



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

Agent Comments

Agent Comments



Price: \$1,200,000 Method: Sold Before Auction



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

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

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



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