

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

24 Andrew Street, Vermont Vic 3133

Indicative selling price

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

Range between \$670,000

&

\$720,000

Median sale price

Median price \$790,000

Property Type Unit

Suburb Vermont

Period - From 01/07/2022

to 30/09/2022

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 | 1/2 Liddle Way VERMONT 3133 | \$720,000 | 18/06/2022 |
| 2 | 31 Lusk Dr VERMONT 3133 | \$716,000 | 12/11/2022 |
| 3 | | | |

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:

17/11/2022 11:08



 3  1  1

Property Type: House
Land Size: 248 sqm approx
Agent Comments

Indicative Selling Price
\$670,000 - \$720,000
Median Unit Price
September quarter 2022: \$790,000

Comparable Properties



1/2 Liddle Way VERMONT 3133 (REI/VG)

Agent Comments

 2  1  1

Price: \$720,000
Method: Auction Sale
Date: 18/06/2022
Property Type: House (Res)
Land Size: 225 sqm approx



31 Lusk Dr VERMONT 3133 (REI)

Agent Comments

 2  1  2

Price: \$716,000
Method: Auction Sale
Date: 12/11/2022
Property Type: House (Res)
Land Size: 312 sqm approx

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.

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