

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

4/4 SHORT STREET VERMONT VIC 3133

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,052,900

Property type

Unit

Suburb

Vermont

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

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 6 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

3/26 LASIANDRA AVENUE FOREST HILL VIC 3131	\$495,000	06-Apr-24
2/24 MOUNT PLEASANT ROAD NUNAWADING VIC 3131	\$518,000	20-Aug-24
10/59 DONCASTER EAST ROAD MITCHAM VIC 3132	\$501,000	27-Jul-24

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 6 months.~~

This Statement of Information was prepared on: 05 September 2024

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**3/26 LASIANDRA AVENUE FOREST HILL VIC 3131**

Sold Price

\$495,000Sold Date **06-Apr-24** 2  1  1Distance **0.67km****2/24 MOUNT PLEASANT ROAD NUNAWADING VIC 3131**

Sold Price

^{RS} **\$518,000** ^{UN}Sold Date **20-Aug-24** 2  1  1Distance **1.76km****10/59 DONCASTER EAST ROAD MITCHAM VIC 3132**

Sold Price

^{RS} **\$501,000**Sold Date **27-Jul-24** 2  1  1Distance **2.61km****RS** = Recent sale**UN** = Undisclosed Sale

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