## 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	68 Terrara Road, Vermont Vic 3133
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,250,000	&	\$1,350,000
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#### Median sale price

Median price \$1,328,500	Property Type Hou	ise S	Suburb
Period - From 01/10/2024	to 31/12/2024	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	10 Delatite Ct VERMONT 3133	\$1,253,000	16/11/2024
2	20 Timbertop Dr VERMONT 3133	\$1,390,000	19/10/2024
3	12 Canowindra CI VERMONT SOUTH 3133	\$1,300,000	08/10/2024

#### 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:	22/01/2025 15:55







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Property Type: House Land Size: 541 sqm approx

Agent Comments

Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price December quarter 2024: \$1,328,500

# Comparable Properties



10 Delatite Ct VERMONT 3133 (REI)

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4

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**Price:** \$1,253,000 **Method:** Auction Sale **Date:** 16/11/2024

**Property Type:** House (Res) **Land Size:** 534 sqm approx

Agent Comments



20 Timbertop Dr VERMONT 3133 (REI/VG)





2

**Agent Comments** 

**Price:** \$1,390,000 **Method:** Auction Sale **Date:** 19/10/2024

Property Type: House (Res) Land Size: 534 sqm approx



12 Canowindra CI VERMONT SOUTH 3133 (REI/VG)

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Agent Comments

Price: \$1,300,000 Method: Private Sale Date: 08/10/2024 Property Type: House Land Size: 462 sqm approx

Account - Harcourts Vermont South | P: 03 98861008





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