

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

1/91 Morack Road, Vermont South Vic 3133

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,215,000 Property Type Townhouse Suburb Vermont South

Period - From 19/09/2022 to 18/09/2023 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	25a Beacon St VERMONT SOUTH 3133	\$1,384,000	29/04/2023
2	157 Heatherdale Rd VERMONT 3133	\$1,280,000	23/05/2023
3	8/21 Terrara Rd VERMONT 3133	\$1,200,000	15/05/2023

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: 19/09/2023 12:57

1/91 Morack Road, Vermont South Vic 3133

McGrath

Ripple Wu
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Indicative Selling Price

\$1,200,000 - \$1,300,000

Median Townhouse Price

19/09/2022 - 18/09/2023: \$1,215,000



4 2 2

Property Type: Townhouse

Agent Comments

Comparable Properties



25a Beacon St VERMONT SOUTH 3133 (REI/VG)

Agent Comments

4 3 2

Price: \$1,384,000

Method: Auction Sale

Date: 29/04/2023

Property Type: Townhouse (Res)

Land Size: 349 sqm approx



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



8/21 Terrara Rd VERMONT 3133 (REI/VG)

Agent Comments

4 2 2

Price: \$1,200,000

Method: Private Sale

Date: 15/05/2023

Property Type: Townhouse (Single)

Land Size: 379 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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