

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

10 Elonara Road, Vermont South Vic 3133

Indicative selling price

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

Range between

\$1,180,000

&

\$1,280,000

Median sale price

Median price

\$1,517,750

Property Type

House

Suburb

Vermont South

Period - From

01/04/2022

to

30/06/2022

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	7 Beacon St VERMONT SOUTH 3133	\$1,310,000	01/10/2022
2	17 Stanley Rd VERMONT SOUTH 3133	\$1,260,000	03/09/2022
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:

04/10/2022 17:58



4 2 2

Property Type: House
Land Size: 650 sqm approx
Agent Comments

Indicative Selling Price
\$1,180,000 - \$1,280,000
Median House Price
June quarter 2022: \$1,517,750

Comparable Properties

7 Beacon St VERMONT SOUTH 3133 (REI)

Agent Comments

4 2 2

Price: \$1,310,000
Method: Auction Sale
Date: 01/10/2022
Property Type: House (Res)



17 Stanley Rd VERMONT SOUTH 3133 (REI)

Agent Comments

4 2 3

Price: \$1,260,000
Method: Private Sale
Date: 03/09/2022
Property Type: House
Land Size: 660 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.

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