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	7 Delacombe Drive, Vermont South Vic 3133
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,400,000	&	\$1,500,000
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Median sale price

Median price	\$1,526,500	Pro	perty Type	House		Suburb	Vermont South
Period - From	01/10/2023	to	30/09/2024		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

Add	dress of comparable property	Price	Date of sale
1	2 Bracknell Ct VERMONT SOUTH 3133	\$1,518,000	25/11/2024
2	9 Kingsclere St VERMONT 3133	\$1,510,000	30/10/2024
3	12 Warrington Av VERMONT SOUTH 3133	\$1,475,000	12/10/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	10/12/2024 22:46









Property Type: House (Res) **Land Size:** 772 sqm approx Agent Comments

Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price Year ending September 2024: \$1,526,500

Comparable Properties



2 Bracknell Ct VERMONT SOUTH 3133 (REI)

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Agent Comments

Price: \$1,518,000 Method: Private Sale Date: 25/11/2024 Property Type: House Land Size: 741 sqm approx

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9 Kingsclere St VERMONT 3133 (REI)

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Agent Comments

Price: \$1,510,000 Method: Private Sale Date: 30/10/2024 Property Type: House Land Size: 911 sqm approx



12 Warrington Av VERMONT SOUTH 3133 (REI/VG)

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1



2



Agent Comments

Price: \$1,475,000 Method: Private Sale Date: 12/10/2024 Property Type: House Land Size: 660 sqm approx

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





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