

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

3/35 Mcclares Road, Vermont, VIC 3133

Indicative selling price

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

Range between

\$880,000

&

\$940,000

Median sale price

Median price

\$1,250,000

Property Type

House

Suburb

Vermont

Period - From

10/06/2024

to

09/12/2024

Source

pdol

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	1/ 1A Carween Av, Mitcham Vic	\$950,000	21/09/2024
2	2/ 38-40 Mcclares Rd, Vermont Vic	\$939,000	27/07/2024
3	1/ 412 Canterbury Rd, FOREST HILL Vic	\$920,000	11/07/2024

This Statement of Information was prepared on:

10/12/2024