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

17 Dalroy Crescent, Vermont South Vic 3133

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au | /underquot | ing | | |
|-----------------|-------------------|------|--------------|------|-------------|------|--------|---------------|
| Range betweer | \$1,280,000 | | & | | \$1,380,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$1,487,000 | Pro | operty Type | Hou | se | | Suburb | Vermont South |
| Period - From | 01/01/2025 | to | 31/03/2025 | | So | urce | 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.

| Add | dress of comparable property | Price | Date of sale |
|-----|----------------------------------|-------------|--------------|
| 1 | 41 Ashmore Rd FOREST HILL 3131 | \$1,350,000 | 17/05/2025 |
| 2 | 7 Bellara St VERMONT 3133 | \$1,195,000 | 08/01/2025 |
| 3 | 55 Pickford St BURWOOD EAST 3151 | \$1,308,888 | 05/12/2024 |

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:

28/05/2025 11:43



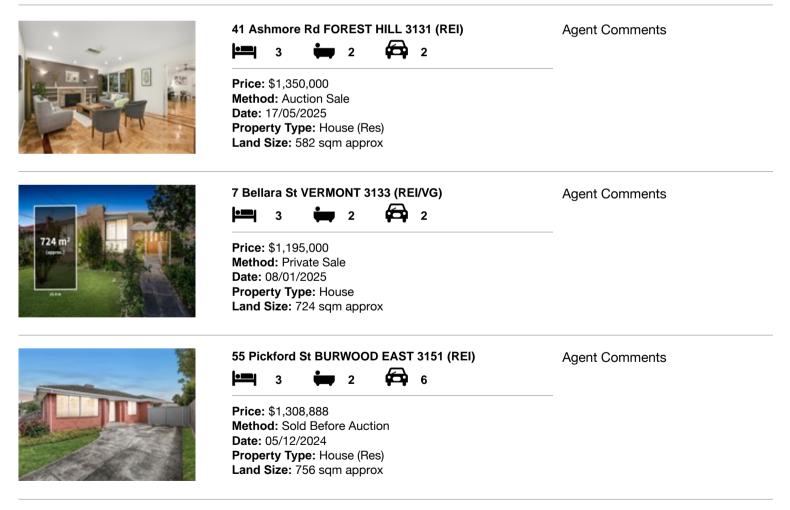






Property Type: House (Res) Land Size: 650 sqm approx Agent Comments Indicative Selling Price \$1,280,000 - \$1,380,000 Median House Price March quarter 2025: \$1,487,000

Comparable Properties



Account - Barry Plant | P: 03 9842 8888



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