Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
-----------------	---------	----------

Address Including suburb and postcode	

Indicative selling price

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

Median sale price

Median price	\$1,252,500	Pro	perty Type H	House		Suburb	Vermont
Period - From	01/04/2024	to	31/03/2025		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

,	and the companion property		Date of care
1	15 Carlinga Dr VERMONT 3133	\$1,350,000	03/04/2025
2	20 Timbertop Dr VERMONT 3133	\$1,390,000	19/10/2024
3			

OR

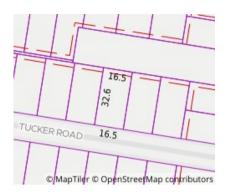
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	15/04/2025 11:56



Date of sale





2 2 2

Property Type: House (Res) **Land Size:** 537 sqm approx

Agent Comments

Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price Year ending March 2025: \$1,252,500

Comparable Properties



15 Carlinga Dr VERMONT 3133 (REI)

📕 4 늘 2 🛱 2

Price: \$1,350,000 Method: Private Sale Date: 03/04/2025 Property Type: House Land Size: 646 sqm approx Agent Comments



20 Timbertop Dr VERMONT 3133 (REI/VG)

-- 4 **--** 2 **--** 2

Price: \$1,390,000 **Method:** Auction Sale **Date:** 19/10/2024

Property Type: House (Res) **Land Size:** 534 sqm approx

Agent Comments

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.

Account - Harcourts Vermont South | P: 03 98861008



