

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

22 Minerva Crescent, Vermont South Vic 3133

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$1,526,500

Property 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	Price	Date of sale
1	2 Bracknell Ct VERMONT SOUTH 3133	\$1,518,000	25/11/2024
2	12 Warrington Av VERMONT SOUTH 3133	\$1,475,000	12/10/2024
3	15 Browning Dr GLEN WAVERLEY 3150	\$1,550,000	07/09/2024

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:

26/11/2024 20:18



Property Type:
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median House Price
Year ending September 2024: \$1,526,500

Comparable Properties



2 Bracknell Ct VERMONT SOUTH 3133 (REI)

Agent Comments



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



12 Warrington Av VERMONT SOUTH 3133 (REI)

Agent Comments



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



15 Browning Dr GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



Price: \$1,550,000
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)
Land Size: 867 sqm approx

Account - Harcourts Vermont South | P: 03 98861008