### Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 5 Adobe Court, Vermont Vic 3133

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	n \$1,150,000		&		\$1,250,000					
Median sale price										
Median price	\$1,328,500	Pro	Property Type		House		Suburb	Vermont		
Period - From	01/10/2024	to	31/12/2024		So	ource	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.

Ad	dress of comparable property	Price	Date of sale
1	33 Carlinga Dr VERMONT 3133	\$1,430,000	30/11/2024
2	6 Tulkara Gr VERMONT 3133	\$1,305,000	09/11/2024
3			

OR

**B**<sup>\*</sup> 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:

02/04/2025 17:56



# Harcourts





**Property Type:** House (Res) **Land Size:** 722 sqm approx Agent Comments Indicative Selling Price \$1,150,000 - \$1,250,000 Median House Price December quarter 2024: \$1,328,500

## **Comparable Properties**

33 Carlinga Dr VERMONT 3133 (REI/VG)   Image: A image: Barbon Stress in the str	Agent Comments	
6 Tulkara Gr VERMONT 3133 (REI/VG) 4 2 2 2 Price: \$1,305,000 Method: Auction Sale Date: 09/11/2024 Property Type: House (Res) Land Size: 653 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



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