

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

7 Delacombe Drive, Vermont South Vic 3133

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

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	9 Kingsclere St VERMONT 3133	\$1,510,000	30/10/2024
3	12 Warrington Av VERMONT SOUTH 3133	\$1,475,000	12/10/2024

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:

10/12/2024 22:46



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  2

Property Type: House (Res)**Land Size:** 772 sqm approx

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

Year ending September 2024: \$1,526,500

Comparable Properties

**2 Bracknell Ct VERMONT SOUTH 3133 (REI)**

Agent Comments

 4
  2
  3

Price: \$1,518,000**Method:** Private Sale**Date:** 25/11/2024**Property Type:** House**Land Size:** 741 sqm approx**9 Kingsclere St VERMONT 3133 (REI)**

Agent Comments

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  2

Price: \$1,510,000**Method:** Private Sale**Date:** 30/10/2024**Property Type:** House**Land Size:** 911 sqm approx**12 Warrington Av VERMONT SOUTH 3133 (REI/VG)**

Agent Comments

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