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 8 Kiama Close, Vermont South Vic 3133

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,900,000		&		\$1,950,000				
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.

Ad	dress of comparable property	Price	Date of sale
1	33 Pioneer CI VERMONT SOUTH 3133	\$1,870,000	10/05/2025
2	13 Moray Gr VERMONT SOUTH 3133	\$1,900,000	29/03/2025
3	6 Head Ct VERMONT SOUTH 3133	\$1,905,000	14/12/2024

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:

14/06/2025 15:37



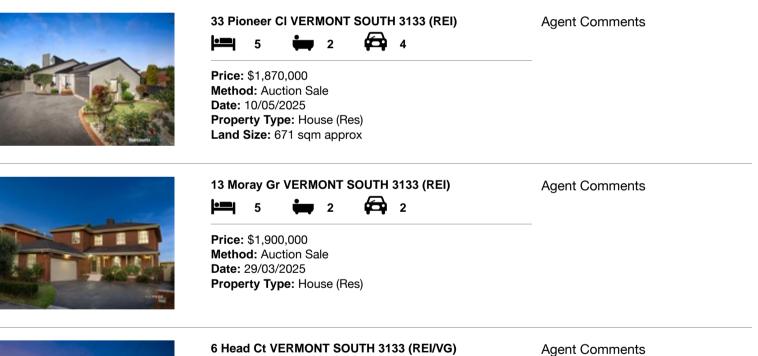
Harcourts





Property Type: House **Land Size:** 653 sqm approx Agent Comments Indicative Selling Price \$1,900,000 - \$1,950,000 Median House Price March quarter 2025: \$1,487,000

Comparable Properties





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 2

 Price: \$1,905,000
 Method: Auction Sale
 2

 Date: 14/12/2024
 Property Type: House (Res)
 2

Land Size: 696 sqm approx

Account - Harcourts Vermont South | P: 03 98861008



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