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

86 Willis Ct, Vermont Vic 3133

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	n \$800,000		&		\$880,000			
Median sale pr	rice							
Median price	\$896,000	Pro	operty Type	Unit			Suburb	Vermont
Period - From	08/05/2024	to	07/05/2025		So	urce	Property	/ Data

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.

Ado	dress of comparable property	Price	Date of sale
1	42 Tilson Dr VERMONT 3133	\$843,000	27/02/2025
2	89 Willis Ct VERMONT 3133	\$860,000	11/02/2025
3	49 Tilson Dr VERMONT 3133	\$910,000	18/11/2024

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:

08/05/2025 15:28





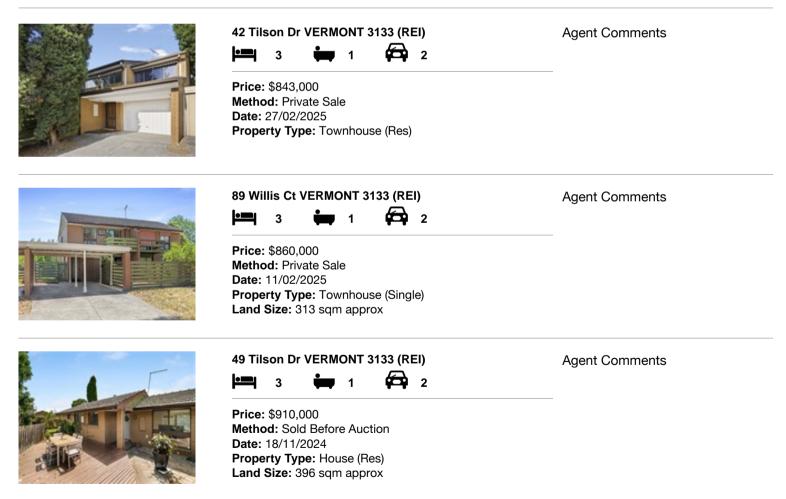


Indicative Selling Price \$800,000 - \$880,000 Median Unit Price 08/05/2024 - 07/05/2025: \$896,000

Property Type: Development Site (Commercial) Agent Comments

Owners Corporation fees : \$1,644.08 per annum (Admin Fund-\$1,564.08; Maint Fund-\$80.00)

Comparable Properties



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