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 9/13 - 17 Moore Road, Vermont Vic 3133

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	\$928,000		&		\$1,020,000			
Median sale price								
Median price	\$1,049,500	Pro	operty Type	Том	nhouse		Suburb	Vermont
Period - From	20/05/2024	to	19/05/2025		So	ource	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.

Add	dress of comparable property	Price	Date of sale
1	1/4 Mcclares Rd VERMONT 3133	\$1,039,000	27/03/2025
2	3/35 Mcclares Rd VERMONT 3133	\$1,006,000	01/02/2025
3	1/106 Terrara Rd VERMONT SOUTH 3133	\$1,000,000	19/12/2024

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:

20/05/2025 18:33



9/13 - 17 Moore Road, Vermont Vic 3133







Property Type: Agent Comments Indicative Selling Price \$928,000 - \$1,020,000 Median Townhouse Price 20/05/2024 - 19/05/2025: \$1,049,500

Comparable Properties

1/4 Mcclares Rd VERMONT 3133 (REI/VG) Image: a start of the start of t	Agent Comments
3/35 Mcclares Rd VERMONT 3133 (REI/VG) 3 2 2 2 Price: \$1,006,000 Method: Auction Sale Date: 01/02/2025 Property Type: Unit Land Size: 282 sqm approx	Agent Comments
1/106 Terrara Rd VERMONT SOUTH 3133 (REI/VG) 3 2 2 2 Price: \$1,000,000 Method: Auction Sale Date: 19/12/2024 Property Type: Townhouse (Single) Land Size: 258 sqm approx	Agent Comments

Account - O'Brien Real Estate Vermont | P: 03 9087 1087



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