

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

1/3 KINGSCLERE STREET VERMONT VIC 3133

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$665,000

&

\$731,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,082,500

Property type

Unit

Suburb

Vermont

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 6 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

2/119 ROOKS ROAD NUNAWADING VIC 3131	\$695,000	07-Dec-23
1/782 CANTERBURY ROAD VERMONT VIC 3133	\$720,000	01-Mar-24
4/88-90 MOUNT PLEASANT ROAD NUNAWADING VIC 3131	\$730,000	17-Nov-23

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 6 months.~~

This Statement of Information was prepared on: 22 April 2024



2/119 ROOKS ROAD NUNAWADING VIC 3131 Sold Price **\$695,000** Sold Date **07-Dec-23**

 2  1  1

Distance **1.34km**



1/782 CANTERBURY ROAD VERMONT VIC 3133 Sold Price **\$720,000^{UN}** Sold Date **01-Mar-24**

 2  2  1

Distance **1.39km**



4/88-90 MOUNT PLEASANT ROAD NUNAWADING VIC 3131 Sold Price **\$730,000** Sold Date **17-Nov-23**

 2  1  1

Distance **1.86km**



2/2 RUPERT STREET MITCHAM VIC 3132 Sold Price **\$690,000** Sold Date **03-Feb-24**

 2  1  1

Distance **1.9km**

RS = Recent sale UN = Undisclosed Sale

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