

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 38 Great Western Drive, Vermont South Vic 3133

Indicative selling price

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

Range between \$980,000 & \$1,030,000

Median sale price

Median price \$1,517,750 Property Type House Suburb Vermont South

Period - From 01/04/2022 to 30/06/2022 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	1/6 Marina St VERMONT 3133	\$950,000	12/06/2022
2			
3			

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: 01/08/2022 12:10



3 2 2

Property Type: House
Land Size: 311 sqm approx
Agent Comments

Indicative Selling Price
\$980,000 - \$1,030,000
Median House Price
June quarter 2022: \$1,517,750

Comparable Properties



1/6 Marina St VERMONT 3133 (REI)

Agent Comments

3 1 2

Price: \$950,000
Method: Sold Before Auction
Date: 12/06/2022
Property Type: Unit

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.

Account - Harcourts Vermont South | P: 03 98861008