

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

11 WEBB COURT 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

\$1,225,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,235,000

Property type

House

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

8/21 TERRARA ROAD VERMONT VIC 3133	\$1,200,000	25-Apr-23
2/13 PENLLYNE AVENUE VERMONT VIC 3133	\$1,260,000	02-Jan-24
13 ROWAN STREET VERMONT VIC 3133	\$1,205,000	23-Jan-24

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: 23 April 2024

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**8/21 TERRARA ROAD VERMONT
VIC 3133**

 4  2  2

Sold Price

\$1,200,000

Sold Date

25-Apr-23

Distance

0.49km



**2/13 PENLLYNE AVENUE
VERMONT VIC 3133**

 4  2  2

Sold Price

\$1,260,000

Sold Date

02-Jan-24

Distance

1.12km



**13 ROWAN STREET VERMONT VIC
3133**

 4  2  2

Sold Price

\$1,205,000

Sold Date

23-Jan-24

Distance

1.44km

RS = Recent sale

UN = Undisclosed Sale

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