

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

1/7 HUNTER VALLEY ROAD VERMONT SOUTH 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

\$1,385,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

Unit

Suburb

Vermont South

Period-from

01 Nov 2023

to

31 Oct 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

434 BURWOOD HIGHWAY VERMONT SOUTH VIC 3133	\$1,335,000	11-Sep-24
1/19 BELMONT ROAD GLEN WAVERLEY VIC 3150	\$1,410,000	09-May-24
24 AVON AVENUE MITCHAM VIC 3132	\$1,427,000	12-Oct-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: 14 November 2024



**434 BURWOOD HIGHWAY
VERMONT SOUTH VIC 3133**

 4  3  2

Sold Price **\$1,335,000** Sold Date **11-Sep-24**

Distance **1.35km**



**1/19 BELMONT ROAD GLEN
WAVERLEY VIC 3150**

 4  3  2

Sold Price **\$1,410,000** Sold Date **09-May-24**

Distance **3.16km**



**24 AVON AVENUE MITCHAM VIC
3132**

 4  3  2

Sold Price ^{RS} **\$1,427,000** Sold Date **12-Oct-24**

Distance **3.95km**

RS = Recent sale UN = Undisclosed Sale

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