

## 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

30 CASCADE DRIVE VERMONT SOUTH VIC 3133

### Indicative selling price

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

Single Price

or range  
between

\$1,250,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,530,000

Property type

House

Suburb

Vermont South

Period-from

01 Oct 2023

to

30 Sep 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

6 CITRUS STREET VERMONT SOUTH VIC 3133	\$1,260,000	03-Aug-24
6 PELHAM DRIVE VERMONT SOUTH VIC 3133	\$1,331,000	15-Jun-24
91 VICKI STREET FOREST HILL VIC 3131	\$1,295,000	17-Aug-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: 08 October 2024



**6 CITRUS STREET VERMONT SOUTH VIC 3133**

 4  2  2

Sold Price <sup>RS</sup> **\$1,260,000** <sup>UN</sup> Sold Date **03-Aug-24**

Distance **1.07km**



**6 PELHAM DRIVE VERMONT SOUTH VIC 3133**

 4  2  2

Sold Price **\$1,331,000** Sold Date **15-Jun-24**

Distance **1.23km**



**91 VICKI STREET FOREST HILL VIC 3131**

 4  2  2

Sold Price <sup>RS</sup> **\$1,295,000** Sold Date **17-Aug-24**

Distance **1.31km**



**52 ASHMORE ROAD FOREST HILL VIC 3131**

 4  2  2

Sold Price <sup>RS</sup> **\$1,268,888** Sold Date **07-Sep-24**

Distance **1.31km**

RS = Recent sale      UN = Undisclosed Sale

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