

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 WILLIS 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

or range
between

\$950,000

&

\$1,040,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,235,000

Property type

House

Suburb

Vermont

Period-from

01 May 2023

to

30 Apr 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

1/12 MALVERN STREET VERMONT VIC 3133	\$1,040,000	18-Dec-23
1/31 HALLS PARADE MITCHAM VIC 3132	\$950,000	25-Nov-23
2/71 MCCLARES ROAD VERMONT VIC 3133	\$1,015,000	10-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: 02 May 2024



1/12 MALVERN STREET VERMONT VIC 3133 Sold Price **\$1,040,000** Sold Date **18-Dec-23**
 Distance **0.57km**

 3  2  2



1/31 HALLS PARADE MITCHAM VIC 3132 Sold Price **\$950,000** Sold Date **25-Nov-23**
 Distance **0.84km**

 3  2  2



2/71 MCCLARES ROAD VERMONT VIC 3133 Sold Price **\$1,015,000** Sold Date **10-Nov-23**
 Distance **1.21km**

 3  2  2

RS = Recent sale UN = Undisclosed Sale

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