

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

3 PIN OAK COURT 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

\$1,275,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,450,000

Property type

House

Suburb

Vermont South

Period-from

01 Jan 2022

to

31 Dec 2022

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

66 MULLENS ROAD VERMONT SOUTH VIC 3133	\$1,250,000	22-Oct-22
716 Highbury Road Glen Waverley VIC 3150	\$1,270,000	30-Jul-22
10 ELONARA ROAD VERMONT SOUTH VIC 3133	\$1,275,000	28-Oct-22

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: 12 January 2023



**66 MULLENS ROAD VERMONT
 SOUTH VIC 3133**

 4  2  2

Sold Price ^{RS} **\$1,250,000** Sold Date **22-Oct-22**

Distance **0.79km**



**716 HIGHBURY ROAD GLEN
 WAVERLEY VIC 3150**

 4  2  2

Sold Price **\$1,270,000** Sold Date **30-Jul-22**

Distance **0.5km**



**10 ELONARA ROAD VERMONT
 SOUTH VIC 3133**

 4  2  2

Sold Price ^{RS} **\$1,275,000** ^{UN} Sold Date **28-Oct-22**

Distance **0.96km**

RS = Recent sale **UN** = Undisclosed Sale

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