

## 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

28 DENIS STREET VERMONT 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

\$870,000

&

\$940,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Vermont

Period-from

01 Mar 2022

to

28 Feb 2023

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 BARBARA STREET VERMONT VIC 3133	\$940,000	17-Dec-22
19 RESERVE AVENUE MITCHAM VIC 3132	\$930,000	08-Feb-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: 24 March 2023



**8 BARBARA STREET VERMONT VIC 3133** Sold Price <sup>RS</sup> **\$940,000** <sup>UN</sup> Sold Date **17-Dec-22**

 3  1  1

Distance **0.19km**



**19 RESERVE AVENUE MITCHAM VIC 3132** Sold Price **\$930,000** Sold Date **08-Feb-23**

 3  1  1

Distance **1.22km**

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

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