

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

9 MASARYK 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,189,250

Property type

House

Suburb

Vermont

Period-from

01 Sep 2022

to

31 Aug 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

9 LOWER COURT NUNAWADING VIC 3131	\$1,050,000	20-Sep-23
59 VANBROOK STREET FOREST HILL VIC 3131	\$1,055,000	18-Apr-23
9 BROWNS ROAD NUNAWADING VIC 3131	\$1,070,000	05-May-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: 26 September 2023



**9 LOWER COURT NUNAWADING
VIC 3131**

 3  1  1

Sold Price ^{RS} **\$1,050,000** Sold Date **20-Sep-23**

Distance **1.14km**



**59 VANBROOK STREET FOREST
HILL VIC 3131**

 3  1  1

Sold Price **\$1,055,000** Sold Date **18-Apr-23**

Distance **0.78km**



**9 BROWNS ROAD NUNAWADING
VIC 3131**

 3  1  1

Sold Price **\$1,070,000** Sold Date **05-May-23**

Distance **1.09km**

RS = Recent sale UN = Undisclosed Sale

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