

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

4/7 HUNTER VALLEY ROAD 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

or range
between

\$1,350,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,132,500

Property type

Unit

Suburb

Vermont South

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

1/19 BAROSSA AVENUE VERMONT SOUTH VIC 3133	\$1,380,000	21-Mar-24
9/19-21 YORK STREET GLEN WAVERLEY VIC 3150	\$1,430,000	17-Nov-23
1/17 THE BOULEVARD GLEN WAVERLEY VIC 3150	\$1,380,000	30-Sep-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: 06 May 2024



**1/19 BAROSSA AVENUE VERMONT
SOUTH VIC 3133**

 4  3  2

Sold Price ^{RS} **\$1,380,000** Sold Date **21-Mar-24**

Distance **0.16km**



**9/19-21 YORK STREET GLEN
WAVERLEY VIC 3150**

 4  3  2

Sold Price **\$1,430,000** Sold Date **17-Nov-23**

Distance **2.04km**



**1/17 THE BOULEVARD GLEN
WAVERLEY VIC 3150**

 4  3  2

Sold Price **\$1,380,000** Sold Date **30-Sep-23**

Distance **2.67km**

RS = Recent sale UN = Undisclosed Sale

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