

# 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

1/22 East Road, Vermont South Vic 3133

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$990,000

### Median sale price

Median price \$1,272,500 Property Type Townhouse Suburb Vermont South

Period - From 20/03/2023 to 19/03/2024 Source REIV

### 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 six 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	2/71 Mcclares Rd VERMONT 3133	\$1,015,000	09/11/2023
2	9b Linsley Way WANTIRNA 3152	\$1,012,500	28/02/2024
3	4/604 Burwood Hwy VERMONT SOUTH 3133	\$975,000	03/02/2024

**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 six months.~~

This Statement of Information was prepared on: 20/03/2024 16:57



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$900,000 - \$990,000  
**Median Townhouse Price**  
20/03/2023 - 19/03/2024: \$1,272,500

## Comparable Properties



**2/71 Mcclares Rd VERMONT 3133 (REI/VG)** Agent Comments



**Price:** \$1,015,000  
**Method:** Sold Before Auction  
**Date:** 09/11/2023  
**Property Type:** Townhouse (Res)  
**Land Size:** 217 sqm approx



**9b Linsley Way WANTIRNA 3152 (REI)** Agent Comments



**Price:** \$1,012,500  
**Method:** Private Sale  
**Date:** 28/02/2024  
**Property Type:** House



**4/604 Burwood Hwy VERMONT SOUTH 3133 (REI)** Agent Comments



**Price:** \$975,000  
**Method:** Auction Sale  
**Date:** 03/02/2024  
**Property Type:** Townhouse (Res)

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