

## 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

1/3 KINGSCLERE 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

\$750,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,082,500

Property type

Unit

Suburb

Vermont

Period-from

01 Apr 2023

to

31 Mar 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

2/11 WALKER AVENUE MITCHAM VIC 3132	\$766,000	18-Dec-23
15/7 STEVENS ROAD VERMONT VIC 3133	\$768,000	13-Feb-24
4/42 CARWEEN AVENUE MITCHAM VIC 3132	\$806,000	02-Dec-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: 09 April 2024



**2/11 WALKER AVENUE MITCHAM  
VIC 3132**

 2  1  2

Sold Price **\$766,000** Sold Date **18-Dec-23**

Distance **1.01km**



**15/7 STEVENS ROAD VERMONT  
VIC 3133**

 2  1  1

Sold Price **\$768,000** Sold Date **13-Feb-24**

Distance **1.1km**



**4/42 CARWEEN AVENUE  
MITCHAM VIC 3132**

 2  1  2

Sold Price **\$806,000** Sold Date **02-Dec-23**

Distance **1.34km**

RS = Recent sale      UN = Undisclosed Sale

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