

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

1/5 Grey Street, Vermont Vic 3133

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$750,000 & \$820,000

Median sale price

Median price \$960,000 Property Type Unit Suburb Vermont

Period - From 25/06/2023 to 24/06/2024 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	3/20 Mcghee Av MITCHAM 3132	\$870,000	04/06/2024
2	1/19 Eugenia St NUNAWADING 3131	\$805,000	14/06/2024
3	5/11-13 Mcclares Rd VERMONT 3133	\$720,000	25/05/2024

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:

25/06/2024 13:33



Property Type: Unit

Land Size: 364 sqm approx

Agent Comments

Comparable Properties



3/20 Mcghee Av MITCHAM 3132 (REI)

Agent Comments



Price: \$870,000

Method: Private Sale

Date: 04/06/2024

Property Type: Unit



1/19 Eugenia St NUNAWADING 3131 (REI)

Agent Comments



Price: \$805,000

Method: Sold Before Auction

Date: 14/06/2024

Property Type: Unit

Land Size: 315 sqm approx



5/11-13 Mcclares Rd VERMONT 3133 (REI)

Agent Comments



Price: \$720,000

Method: Auction Sale

Date: 25/05/2024

Property Type: Unit