

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

1/9 Lucerne Street, Vermont Vic 3133

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$1,033,400 Property Type Unit Suburb Vermont

Period - From 01/01/2024 to 31/03/2024 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	1/2 Short St VERMONT 3133	\$921,000	13/04/2024
2	2/8 Graeme St VERMONT 3133	\$880,000	10/02/2024
3	15/7 Stevens Rd VERMONT 3133	\$768,000	13/02/2024

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:

30/05/2024 14:58



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Property Type: Unit
Land Size: 303 sqm approx
 Agent Comments

Indicative Selling Price
 \$850,000 - \$900,000
Median Unit Price
 March quarter 2024: \$1,033,400

Comparable Properties



1/2 Short St VERMONT 3133 (REI)

Agent Comments

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Price: \$921,000
Method: Auction Sale
Date: 13/04/2024
Property Type: Unit
Land Size: 356 sqm approx



2/8 Graeme St VERMONT 3133 (REI/VG)

Agent Comments

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Price: \$880,000
Method: Auction Sale
Date: 10/02/2024
Property Type: Unit
Land Size: 295 sqm approx



15/7 Stevens Rd VERMONT 3133 (REI/VG)

Agent Comments

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Price: \$768,000
Method: Sold Before Auction
Date: 13/02/2024
Property Type: Unit

Account - Barry Plant | P: 03 9842 8888