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 Lexton Court, Vermont South Vic 3133
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Indicative selling price

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

Range between \$1,360,000	&	\$1,496,000
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Median sale price

Median price	\$1,549,500	Pro	perty Type	House		Suburb	Vermont South
Period - From	01/10/2023	to	31/12/2023		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

Address of comparable property		Price	Date of sale
1	7 Canowindra CI VERMONT SOUTH 3133	\$1,565,000	05/02/2024
2	15 Talarno Av VERMONT SOUTH 3133	\$1,533,000	28/11/2023
3	1 Dalwood Ct VERMONT SOUTH 3133	\$1,380,000	17/02/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	15/03/2024 10:29





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Indicative Selling Price \$1,360,000 - \$1,496,000 Median House Price December quarter 2023: \$1,549,500



2 2

Rooms: 7

Property Type: House (Previously

Occupied - Detached) **Land Size:** 775 sqm approx

Agent Comments

Comparable Properties



7 Canowindra CI VERMONT SOUTH 3133 (REI) Agent Comments

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Price: \$1,565,000 Method: Private Sale Date: 05/02/2024 Property Type: House Land Size: 806 sqm approx



15 Talarno Av VERMONT SOUTH 3133

(REI/VG)





Price: \$1,533,000

Method: Sold Before Auction

Date: 28/11/2023

Property Type: House (Res) **Land Size:** 846 sqm approx

Agent Comments











Price: \$1,380,000 **Method:** Auction Sale **Date:** 17/02/2024

Property Type: House (Res) **Land Size:** 822 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088



