

# 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

10 Drovers Court, 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

\$1,480,000

&

\$1,580,000

### Median sale price

Median price

\$1,549,500

Property 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	Price	Date of sale
1	4 Head Ct VERMONT SOUTH 3133	\$1,650,000	30/11/2023
2	37 Wildwood Av VERMONT SOUTH 3133	\$1,590,000	24/10/2023
3	6 Leonard Ct VERMONT SOUTH 3133	\$1,500,000	21/02/2024

**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:

11/03/2024 12:15



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 792 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,480,000 - \$1,580,000  
**Median House Price**  
 December quarter 2023: \$1,549,500

## Comparable Properties



**4 Head Ct VERMONT SOUTH 3133 (REI/VG)**

Agent Comments



**Price:** \$1,650,000  
**Method:** Sold Before Auction  
**Date:** 30/11/2023  
**Property Type:** House (Res)  
**Land Size:** 846 sqm approx



**37 Wildwood Av VERMONT SOUTH 3133 (REI/VG)**

Agent Comments



**Price:** \$1,590,000  
**Method:** Private Sale  
**Date:** 24/10/2023  
**Property Type:** House  
**Land Size:** 780 sqm approx



**6 Leonard Ct VERMONT SOUTH 3133 (REI)**

Agent Comments



**Price:** \$1,500,000  
**Method:** Private Sale  
**Date:** 21/02/2024  
**Property Type:** House  
**Land Size:** 739 sqm approx

**Account - O'Brien Real Estate Vermont** | P: 03 9087 1087