

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 Huskey Court, Vermont South Vic 3133

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,453,250 Property Type House Suburb Vermont South

Period - From 01/10/2022 to 30/09/2023 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	53 Vanbrook St FOREST HILL 3131	\$1,200,000	22/07/2023
2	20 Lexington St VERMONT 3133	\$1,155,000	07/10/2023
3	8 Michael Ct FOREST HILL 3131	\$1,071,000	26/08/2023

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:

13/11/2023 14:09



 4  2  2

Property Type: House
Land Size: 696 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
Year ending September 2023: \$1,453,250

Comparable Properties



53 Vanbrook St FOREST HILL 3131 (REI/VG) **Agent Comments**

 4  1  2

Price: \$1,200,000
Method: Auction Sale
Date: 22/07/2023
Property Type: House
Land Size: 630 sqm approx



20 Lexington St VERMONT 3133 (REI) **Agent Comments**

 4  2  1

Price: \$1,155,000
Method: Auction Sale
Date: 07/10/2023
Property Type: House (Res)
Land Size: 543 sqm approx



8 Michael Ct FOREST HILL 3131 (REI) **Agent Comments**

 3  1  2

Price: \$1,071,000
Method: Auction Sale
Date: 26/08/2023
Property Type: House (Res)
Land Size: 701 sqm approx

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