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

13 Lombard Road, Vermont 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 | $1,242,500 | Property Type | House | Suburb | Vermont |

| 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	66 Scott St VERMONT 3133	$1,328,000	18/11/2023
2	36 Ellad Cl VERMONT 3133	$1,290,000	23/12/2023
3			

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: 20/03/2024 10:21

CONSUMER AFFAIRS VICTORIA

Harcourts

5   2   2

Property Type: House
Land Size: 684 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
December quarter 2023: $1,242,500

Comparable Properties

66 Scott St VERMONT 3133 (REI/VG)

4   3   2

Price: $1,328,000
Method: Private Sale
Date: 18/11/2023
Property Type: House
Land Size: 539 sqm approx

Agent Comments

36 Ellad CI VERMONT 3133 (REI/VG)

5   3   2

Price: $1,290,000
Method: Private Sale
Date: 23/12/2023
Property Type: House
Land Size: 573 sqm approx

Agent Comments

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.

Account - Harcourts Vermont South | P: 03 98861008