

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

15 MCDONOUGH LANE VERMONT VIC 3133

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$910,000

&

\$1,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,232,000

Property type

House

Suburb

Vermont

Period-from

01 July 2023

to

01 Dec 2023

Source

Corelogic

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 6 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

19 MCDONOUGH LANE VERMONT VIC 3133	\$1,015,000	22-Jul-23
11 MCDONOUGH LANE VERMONT VIC 3133	\$1,028,000	21-Oct-23
4/637 CANTERBURY ROAD VERMONT VIC 3133	\$868,000	12-Oct-23

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 6 months.

This Statement of Information was prepared on: 1 December 2023



**19 MCDONOUGH LANE VERMONT
VIC 3133**

4 2 2

Sold Price

\$1,015,000

Sold Date

22-Jul-23

Distance

0.05km



**11 MCDONOUGH LANE VERMONT
VIC 3133**

4 2 2

Sold Price

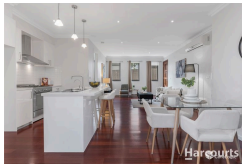
^{RS} **\$1,028,000** ^{UN}

Sold Date

21-Oct-23

Distance

0.05km



**4/637 CANTERBURY ROAD
VERMONT VIC 3133**

3 2 2

Sold Price

\$868,000

Sold Date

12-Oct-23

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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