

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 Weeden Drive, Vermont South Vic 3133

Indicative selling price

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

Range between \$1,550,000 & \$1,650,000

Median sale price

Median price \$1,510,000 Property Type House Suburb Vermont South

Period - From 01/01/2024 to 31/03/2024 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	16 Tracey Dr VERMONT SOUTH 3133	\$1,581,000	16/03/2024
2	4 Mont Ct VERMONT SOUTH 3133	\$1,550,000	07/06/2024
3	25 Colonial Dr VERMONT SOUTH 3133	\$1,538,000	21/04/2024

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:

26/06/2024 22:10



Property Type: House (Res)

Land Size: 649 sqm approx

Agent Comments

Comparable Properties



16 Tracey Dr VERMONT SOUTH 3133 (REI/VG) Agent Comments



Price: \$1,581,000

Method: Auction Sale

Date: 16/03/2024

Property Type: House (Res)

Land Size: 651 sqm approx



4 Mont Ct VERMONT SOUTH 3133 (REI) Agent Comments



Price: \$1,550,000

Method: Private Sale

Date: 07/06/2024

Property Type: House

Land Size: 785 sqm approx



25 Colonial Dr VERMONT SOUTH 3133 (REI) Agent Comments



Price: \$1,538,000

Method: Private Sale

Date: 21/04/2024

Property Type: House (Res)

Land Size: 796 sqm approx