

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



18 WARRINGTON AVENUE, VERMONT

4 2 2

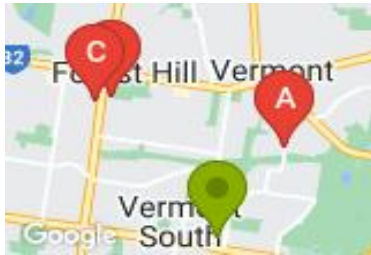
Indicative Selling Price

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

Price Range: **\$1,200,000 to \$1,320,000**

Provided by: BEI CHENG, Stockdale & Leggo Balwyn

MEDIAN SALE PRICE



VERMONT SOUTH, VIC, 3133

Suburb Median Sale Price (House)

\$1,480,500

01 October 2022 to 30 September 2023

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



52 MORACK RD, VERMONT, VIC 3133

4 2 2

Sale Price

***\$1,281,000**

Sale Date: 02/09/2023

Distance from Property: 1.6km



8 DE FELICE CRT, FOREST HILL, VIC 3131

3 1 2

Sale Price

***\$1,200,000**

Sale Date: 02/09/2023

Distance from Property: 2.4km



39 THORNHILL DR, FOREST HILL, VIC 3131

4 2 2

Sale Price

***\$1,270,800**

Sale Date: 19/08/2023

Distance from Property: 2.5km



This report has been compiled on 17/10/2023 by Stockdale & Leggo Balwyn. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

18 WARRINGTON AVENUE, VERMONT SOUTH, VIC 3133

Indicative selling price

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

Price Range:

\$1,200,000 to \$1,320,000

Median sale price

Median price

\$1,480,500

Property type

House

Suburb

VERMONT SOUTH

Period

01 October 2022 to 30 September 2023

Source

 pricfinder

Comparable property sales

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

52 MORACK RD, VERMONT, VIC 3133	*\$1,281,000	02/09/2023
8 DE FELICE CRT, FOREST HILL, VIC 3131	*\$1,200,000	02/09/2023
39 THORNHILL DR, FOREST HILL, VIC 3131	*\$1,270,800	19/08/2023

This Statement of Information was prepared on:

17/10/2023