## 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	19/12 Short Street, Vermont Vic 3133
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$1,277,500	Pro	perty Type	House		Suburb	Vermont
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

Address of comparable property		Price	Date of sale
1	20 Arlington Wlk VERMONT 3133	\$1,180,000	08/02/2024
2	1 Willis Ct VERMONT 3133	\$1,051,000	11/05/2024
3	9/2a Mcclares Rd VERMONT 3133	\$1,050,000	05/04/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	17/06/2024 16:34





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**Indicative Selling Price** \$1,050,000 - \$1,150,000 **Median House Price** March quarter 2024: \$1,277,500



Property Type: Townhouse **Agent Comments** 

# Comparable Properties



20 Arlington Wlk VERMONT 3133 (REI/VG)

Price: \$1,180,000 Method: Private Sale Date: 08/02/2024

Property Type: Townhouse (Res) Land Size: 243 sqm approx

**Agent Comments** 



1 Willis Ct VERMONT 3133 (REI)



Price: \$1,051,000 Method: Auction Sale Date: 11/05/2024

Property Type: House (Res)

Agent Comments

Agent Comments



9/2a Mcclares Rd VERMONT 3133 (REI/VG)

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Price: \$1,050,000 Method: Private Sale Date: 05/04/2024

Property Type: Townhouse (Single)



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