

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

19 Tucker Road, Vermont Vic 3133

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,302,000 Property Type House Suburb Vermont

Period - From 01/07/2023 to 30/09/2023 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	9 Masaryk Ct VERMONT 3133	\$1,100,000	07/10/2023
2	109 Jolimont Rd VERMONT 3133	\$1,085,000	14/08/2023
3	7 Toomey St VERMONT 3133	\$1,081,000	15/07/2023

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:

21/11/2023 13:24



Property Type: House (Previously Occupied - Detached)

Land Size: 537 sqm approx

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

September quarter 2023: \$1,302,000

Comparable Properties



9 Masaryk Ct VERMONT 3133 (REI)

Agent Comments



Price: \$1,100,000

Method: Auction Sale

Date: 07/10/2023

Property Type: House (Res)

Land Size: 641 sqm approx



109 Jolimont Rd VERMONT 3133 (REI/VG)

Agent Comments



Price: \$1,085,000

Method: Private Sale

Date: 14/08/2023

Property Type: House

Land Size: 602 sqm approx



7 Toomey St VERMONT 3133 (REI/VG)

Agent Comments



Price: \$1,081,000

Method: Auction Sale

Date: 15/07/2023

Property Type: House (Res)

Land Size: 557 sqm approx

Account - Harcourts Vermont South | P: 03 98861008