## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 2/8 Graeme Street, Vermont Vic 3133

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$780,000		&		\$850,000			
Median sale p	rice							
Median price	\$945,000	Pro	operty Type	Unit			Suburb	Vermont
Period - From	09/01/2023	to	08/01/2024		So	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	11 Lusk Dr VERMONT 3133	\$938,000	31/08/2023
2	52/745-751 Boronia Rd WANTIRNA 3152	\$730,000	26/09/2023
3	51/745-751 Boronia Rd WANTIRNA 3152	\$720,000	03/07/2023

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:

09/01/2024 09:26









**Property Type:** Strata Unit/Flat **Land Size:** 295 sqm approx Agent Comments Indicative Selling Price \$780,000 - \$850,000 Median Unit Price 09/01/2023 - 08/01/2024: \$945,000

# **Comparable Properties**



11 Lusk Dr VERMONT 3133 (REI/VG)



Price: \$938,000 Method: Sold Before Auction Date: 31/08/2023 Property Type: House (Res) Land Size: 317 sqm approx Agent Comments



52/745-751 Boronia Rd WANTIRNA 3152 (REI) Agent Comments



Price: \$730,000 Method: Private Sale Date: 26/09/2023 Property Type: Townhouse (Single)



51/745-751 Boronia Rd WANTIRNA 3152 (REI) Agent Comments



Price: \$720,000 Method: Private Sale Date: 03/07/2023 Property Type: Townhouse (Single)

#### Account - Barry Plant | P: 03 9842 8888



propertydata

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