

# 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 201/1 Charlnet Drive, Vermont South Vic 3133

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$545,000 & \$580,000

### Median sale price

Median price \$890,000 Property Type Unit Suburb Vermont South

Period - From 01/04/2023 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	G06/1 Charlnet Dr VERMONT SOUTH 3133	\$545,000	31/05/2024
2	107/5 Stanley Rd VERMONT SOUTH 3133	\$600,000	11/04/2024
3	104/1 Charlnet Dr VERMONT SOUTH 3133	\$590,000	17/06/2024

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: 05/07/2024 13:22

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**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**  
\$545,000 - \$580,000  
**Median Unit Price**  
Year ending March 2024: \$890,000

## Comparable Properties

**G06/1 Charlnet Dr VERMONT SOUTH 3133 (REI)**   Agent Comments

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**Price:** \$545,000  
**Method:**  
**Date:** 31/05/2024  
**Property Type:** Unit

**107/5 Stanley Rd VERMONT SOUTH 3133 (VG)**   Agent Comments

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**Price:** \$600,000  
**Method:** Sale  
**Date:** 11/04/2024  
**Property Type:** Subdivided Flat - Single OYO Flat



**104/1 Charlnet Dr VERMONT SOUTH 3133 (REI)**   Agent Comments

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**Price:** \$590,000  
**Method:** Private Sale  
**Date:** 17/06/2024  
**Property Type:** Apartment