

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

24 Ellad Close, Vermont Vic 3133

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,242,500 Property Type House Suburb Vermont

Period - From 01/10/2023 to 31/12/2023 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	19 Tucker Rd VERMONT 3133	\$1,102,000	12/12/2023
2	86 Purches St MITCHAM 3132	\$1,020,000	16/12/2023
3	6 Rowan St VERMONT 3133	\$950,000	25/11/2023

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:

15/01/2024 12:04



Property Type: House

Land Size: 594 sqm approx

Agent Comments

Comparable Properties



19 Tucker Rd VERMONT 3133 (REI)

Agent Comments



Price: \$1,102,000

Method: Sold Before Auction

Date: 12/12/2023

Property Type: House (Res)

Land Size: 537 sqm approx



86 Purches St MITCHAM 3132 (REI)

Agent Comments



Price: \$1,020,000

Method: Auction Sale

Date: 16/12/2023

Property Type: House (Res)

Land Size: 585 sqm approx



6 Rowan St VERMONT 3133 (REI)

Agent Comments



Price: \$950,000

Method: Private Sale

Date: 25/11/2023

Property Type: House

Land Size: 586 sqm approx