

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 242 Morack Road, Vermont South, VIC 3133

Indicative selling price

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

Price Range \$1,650,000 & \$1,750,000

Median sale price

Median price \$1,520,000 Property Type House Suburb Vermont South (3133)

Period - From 03/06/2023 to 03/06/2024 Source Realestate

Comparable property sales

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
25 WILPENA PLACE, VERMONT SOUTH VIC 3133	\$1,780,000	02/12/2023
26 PELHAM DRIVE, VERMONT SOUTH VIC 3133	\$1,720,000	29/02/2024
23 MONT COURT, VERMONT SOUTH VIC 3133	\$1,817,000	27/03/2024

This Statement of Information was prepared on: 03/06/2024