

# 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 25 Colonial 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)

Single price \$1,550,000

### Median sale price

Median price \$1,549,500

Property Type House

Suburb Vermont South

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	20 Donbirm Way VERMONT SOUTH 3133	\$1,756,000	14/10/2023
2	44 Coonawarra Dr VERMONT SOUTH 3133	\$1,565,000	10/02/2024
3	11 Pioneer Cl VERMONT SOUTH 3133	\$1,560,000	09/12/2023

**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:

13/03/2024 21:56



4 2 2

**Property Type:** House  
**Land Size:** 796 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,550,000

**Median House Price**  
December quarter 2023: \$1,549,500

## Comparable Properties



**20 Donbirn Way VERMONT SOUTH 3133 (REI)** **Agent Comments**

4 2 2

**Price:** \$1,756,000  
**Method:** Auction Sale  
**Date:** 14/10/2023  
**Property Type:** House (Res)  
**Land Size:** 827 sqm approx



**44 Coonawarra Dr VERMONT SOUTH 3133 (REI)** **Agent Comments**

5 2 2

**Price:** \$1,565,000  
**Method:** Auction Sale  
**Date:** 10/02/2024  
**Property Type:** House (Res)  
**Land Size:** 789 sqm approx



**11 Pioneer CI VERMONT SOUTH 3133 (REI/VG)** **Agent Comments**

4 2 2

**Price:** \$1,560,000  
**Method:** Auction Sale  
**Date:** 09/12/2023  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx

**Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481**