

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

3/2 OVERLAND DRIVE VERMONT SOUTH VIC 3133

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,190,000

&

\$1,290,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,536,000

Property type

House

Suburb

Vermont South

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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 6 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 BAROSSA AVENUE VERMONT SOUTH VIC 3133	\$1,380,000	21-Mar-24
27 VOGUE AVENUE VERMONT SOUTH VIC 3133	\$1,305,000	27-Apr-24
853 HIGHBURY ROAD VERMONT SOUTH VIC 3133	\$1,416,000	27-Apr-24

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 6 months.~~

This Statement of Information was prepared on: 15 May 2024



**1/19 BAROSSA AVENUE VERMONT
SOUTH VIC 3133**

4 3 2

Sold Price

^{RS} **\$1,380,000**

Sold Date

21-Mar-24

Distance

0.87km



**27 VOGUE AVENUE VERMONT
SOUTH VIC 3133**

4 3 2

Sold Price

^{RS} **\$1,305,000**

Sold Date

27-Apr-24

Distance

1.17km



**853 HIGHBURY ROAD VERMONT
SOUTH VIC 3133**

4 3 2

Sold Price

^{RS} **\$1,416,000**

Sold Date

27-Apr-24

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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