Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/8 Mcclares Road, Vermont Vic 3133

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$590,000		&		\$640,000			
Median sale pi	rice							
Median price	\$810,000	Pro	operty Type	Unit			Suburb	Vermont
Period - From	28/10/2022	to	27/10/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	2/16 Mount Pleasant Rd NUNAWADING 3131	\$686,000	21/10/2023
2	3/366-368 Springvale Rd FOREST HILL 3131	\$628,000	14/10/2023
3	12/30 Mount Pleasant Rd NUNAWADING 3131	\$612,500	31/07/2023

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:

28/10/2023 19:08









Rooms: 3 Property Type: Unit Agent Comments Indicative Selling Price \$590,000 - \$640,000 Median Unit Price 28/10/2022 - 27/10/2023: \$810,000

Comparable Properties



2/16 Mount Pleasant Rd NUNAWADING 3131 (REI)



Price: \$686,000 Method: Auction Sale Date: 21/10/2023 Property Type: Unit



3/366-368 Springvale Rd FOREST HILL 3131 (REI) Agent Comments

Agent Comments



Price: \$628,000 Method: Auction Sale Date: 14/10/2023 Property Type: Unit



12/30 Mount Pleasant Rd NUNAWADING 3131 Agent Comments (REI/VG)



Price: \$612,500 Method: Private Sale Date: 31/07/2023 Property Type: Unit Land Size: 90 sqm approx

Account - Jellis Craig | P: (03) 9908 5700



propertydata

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