

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

3/8 Mcclares Road, Vermont Vic 3133

Indicative selling price

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

Range between \$590,000 & \$640,000

Median sale price

Median price \$810,000 Property Type Unit Suburb Vermont

Period - From 28/10/2022 to 27/10/2023 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	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



2 1 1

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) **Agent Comments**

2 1 1

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



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

2 1 1

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



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

2 1 1

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