

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 Mont Court, Vermont South Vic 3133

Indicative selling price

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

Range between

\$1,350,000

&

\$1,450,000

Median sale price

Median price

\$1,510,000

Property Type

House

Suburb

Vermont South

Period - From

01/01/2024

to

31/03/2024

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	6 Leonard Ct VERMONT SOUTH 3133	\$1,500,000	21/02/2024
2	7 Leonard Ct VERMONT SOUTH 3133	\$1,435,100	04/03/2024
3	42 Weeden Dr VERMONT SOUTH 3133	\$1,420,000	10/12/2023

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:

20/05/2024 13:08



 4  2  1

Rooms: 6
Property Type: House
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
March quarter 2024: \$1,510,000

Comparable Properties



6 Leonard Ct VERMONT SOUTH 3133 (REI/VG) **Agent Comments**

 5  3  2

Price: \$1,500,000
Method: Private Sale
Date: 21/02/2024
Property Type: House
Land Size: 739 sqm approx



7 Leonard Ct VERMONT SOUTH 3133 (REI/VG) **Agent Comments**

 5  3  2

Price: \$1,435,100
Method: Sold Before Auction
Date: 04/03/2024
Property Type: House (Res)
Land Size: 774 sqm approx



42 Weeden Dr VERMONT SOUTH 3133 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,420,000
Method: Private Sale
Date: 10/12/2023
Property Type: House
Land Size: 670 sqm approx

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