

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

35 View Road, Vermont Vic 3133

Indicative selling price

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

Range between \$690,000 & \$750,000

Median sale price

Median price \$990,000 Property Type Unit Suburb Vermont

Period - From 01/04/2023 to 30/06/2023 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	24a View Rd VERMONT 3133	\$818,000	04/05/2023
2	1/58 Carween Av MITCHAM 3132	\$752,000	20/05/2023
3	9/8-12 Mcclares Rd VERMONT 3133	\$690,000	22/04/2023

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:

18/09/2023 15:39



2 1 1

Rooms: 4
Property Type: House (Res)
Land Size: 231 sqm approx
Agent Comments

Indicative Selling Price
\$690,000 - \$750,000
Median Unit Price
June quarter 2023: \$990,000

Comparable Properties



24a View Rd VERMONT 3133 (REI/VG)

Agent Comments

2 1 2

Price: \$818,000
Method: Private Sale
Date: 04/05/2023
Property Type: House
Land Size: 350 sqm approx



1/58 Carween Av MITCHAM 3132 (REI/VG)

Agent Comments

2 1 1

Price: \$752,000
Method: Sold Before Auction
Date: 20/05/2023
Property Type: Unit
Land Size: 230 sqm approx



9/8-12 Mcclares Rd VERMONT 3133 (REI)

Agent Comments

2 1 1

Price: \$690,000
Method: Private Sale
Date: 22/04/2023
Property Type: Unit

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