

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 36 Wildwood Avenue, Vermont South Vic 3133

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

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	807 Highbury Rd VERMONT SOUTH 3133	\$1,250,000	23/02/2024
2	9 Regal Ct VERMONT SOUTH 3133	\$1,231,000	17/01/2024
3	62 Blackburn Rd GLEN WAVERLEY 3150	\$1,203,000	21/04/2024

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: 22/05/2024 13:08



Property Type: House (Previously Occupied - Detached)
Land Size: 654 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
March quarter 2024: \$1,510,000

Comparable Properties

807 Highbury Rd VERMONT SOUTH 3133 (VG) Agent Comments



Price: \$1,250,000
Method: Sale
Date: 23/02/2024
Property Type: House (Res)
Land Size: 651 sqm approx



9 Regal Ct VERMONT SOUTH 3133 (REI/VG) Agent Comments



Price: \$1,231,000
Method: Private Sale
Date: 17/01/2024
Property Type: House
Land Size: 671 sqm approx



62 Blackburn Rd GLEN WAVERLEY 3150 (REI) Agent Comments



Price: \$1,203,000
Method: Private Sale
Date: 21/04/2024
Property Type: House
Land Size: 722 sqm approx

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