

## 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

38 STANLEY ROAD VERMONT SOUTH VIC 3133

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,580,000

&

\$1,700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,450,000

Property type

House

Suburb

Vermont South

Period-from

01 Sep 2022

to

31 Aug 2023

Source

Corelogic

### 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 6 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

6 PRESTBURY DRIVE VERMONT SOUTH VIC 3133	\$1,600,000	17-Jun-23
12 HUNTER VALLEY ROAD VERMONT SOUTH VIC 3133	\$1,600,888	11-Apr-23
9 BEACON STREET VERMONT SOUTH VIC 3133	\$1,550,000	01-Apr-23

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 6 months.~~

This Statement of Information was prepared on: 28 September 2023



**6 PRESTBURY DRIVE VERMONT  
SOUTH VIC 3133**

4 2 2

Sold Price **\$1,600,000** Sold Date **17-Jun-23**

Distance **0.42km**



**12 HUNTER VALLEY ROAD  
VERMONT SOUTH VIC 3133**

4 2 2

Sold Price **\$1,600,888** Sold Date **11-Apr-23**

Distance **1.57km**



**9 BEACON STREET VERMONT  
SOUTH VIC 3133**

4 2 3

Sold Price **\$1,550,000** Sold Date **01-Apr-23**

Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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