

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

3A Short Street, Vermont Vic 3133

Indicative selling price

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

Range between \$1,180,000 & \$1,280,000

Median sale price

Median price \$1,237,500 Property Type House 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	9 Will St FOREST HILL 3131	\$1,290,000	01/04/2023
2	27a Nurlendi Rd VERMONT 3133	\$1,198,500	03/06/2023
3	51 Stevens Rd VERMONT 3133	\$1,188,000	19/08/2023

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:

28/08/2023 18:03



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Property Type: House (Res)

Land Size: 443 sqm approx

Agent Comments

Indicative Selling Price

\$1,180,000 - \$1,280,000

Median House Price

June quarter 2023: \$1,237,500

Comparable Properties

9 Will St FOREST HILL 3131 (VG)

Agent Comments

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Price: \$1,290,000

Method: Sale

Date: 01/04/2023

Property Type: House (Res)

Land Size: 321 sqm approx



27a Nurlendi Rd VERMONT 3133 (REI)

Agent Comments

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  2

Price: \$1,198,500

Method: Auction Sale

Date: 03/06/2023

Property Type: Unit

Land Size: 247 sqm approx



51 Stevens Rd VERMONT 3133 (REI)

Agent Comments

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  1

Price: \$1,188,000

Method: Auction Sale

Date: 19/08/2023

Property Type: House (Res)

Land Size: 591 sqm approx

Account - O'Brien Real Estate Vermont | P: 03 9087 1087