

# 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 4 Moran Court, 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)

Range between \$1,480,000 & \$1,580,000

### Median sale price

Median price \$1,533,000 Property Type House Suburb Vermont South

Period - From 01/04/2023 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	16 Tracey Dr VERMONT SOUTH 3133	\$1,581,000	16/03/2024
2	8 Melissa Gr VERMONT SOUTH 3133	\$1,561,000	23/03/2024
3	32 Stradella Av VERMONT SOUTH 3133	\$1,500,000	06/04/2024

**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: 30/05/2024 16:01



4   2   2

**Property Type:** House (Res)

**Land Size:** 654 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,480,000 - \$1,580,000

**Median House Price**

Year ending March 2024: \$1,533,000

## Comparable Properties



**16 Tracey Dr VERMONT SOUTH 3133 (REI/VG)**   Agent Comments

4   2   2

**Price:** \$1,581,000

**Method:** Auction Sale

**Date:** 16/03/2024

**Property Type:** House (Res)

**Land Size:** 651 sqm approx



**8 Melissa Gr VERMONT SOUTH 3133 (REI)**   Agent Comments

4   2   2

**Price:** \$1,561,000

**Method:** Auction Sale

**Date:** 23/03/2024

**Property Type:** House (Res)

**Land Size:** 650 sqm approx



**32 Stradella Av VERMONT SOUTH 3133 (REI/VG)**   Agent Comments

4   2   1

**Price:** \$1,500,000

**Method:** Auction Sale

**Date:** 06/04/2024

**Property Type:** House (Res)

**Land Size:** 650 sqm approx

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