

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 402 Burwood Highway, Vermont South Vic 3133

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,560,000 Property Type House Suburb Vermont South

Period - From 01/07/2023 to 30/09/2023 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	429 Burwood Hwy VERMONT SOUTH 3133	\$1,410,000	28/07/2023
2	17 Colonial Dr VERMONT SOUTH 3133	\$1,307,500	16/09/2023
3			

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: 14/11/2023 16:50



Property Type:
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
September quarter 2023: \$1,560,000

Comparable Properties



429 Burwood Hwy VERMONT SOUTH 3133 (REI) Agent Comments



Price: \$1,410,000
Method: Private Sale
Date: 28/07/2023
Property Type: House (Res)
Land Size: 651 sqm approx



17 Colonial Dr VERMONT SOUTH 3133 (REI) Agent Comments



Price: \$1,307,500
Method: Auction Sale
Date: 16/09/2023
Property Type: House (Res)
Land Size: 803 sqm approx

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.

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