

# 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 453 Burwood Highway, 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 \$1,250,000 & \$1,350,000

### Median sale price

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

Period - From 21/05/2023 to 20/05/2024 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	1 Beltana Ct VERMONT 3133	\$1,349,000	27/03/2024
2	48 Vanbrook St FOREST HILL 3131	\$1,285,000	23/03/2024
3	12 Maculata Wik VERMONT SOUTH 3133	\$1,150,000	23/03/2024

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: 21/05/2024 14:20



**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 652 sqm approx

Agent Comments

## Comparable Properties



**1 Beltana Ct VERMONT 3133 (REI)**

Agent Comments



**Price:** \$1,349,000

**Method:** Auction Sale

**Date:** 27/03/2024

**Property Type:** House (Res)

**Land Size:** 536 sqm approx



**48 Vanbrook St FOREST HILL 3131 (REI)**

Agent Comments



**Price:** \$1,285,000

**Method:** Auction Sale

**Date:** 23/03/2024

**Property Type:** House (Res)

**Land Size:** 784 sqm approx



**12 Maculata Wk VERMONT SOUTH 3133 (REI)** Agent Comments



**Price:** \$1,150,000

**Method:** Private Sale

**Date:** 23/03/2024

**Property Type:** House

**Land Size:** 623 sqm approx