

# 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 5/240 Morack 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)

Price Range

\$1,050,000

&

\$1,150,000

### Median sale price

Median price

\$1,435,100

Property Type

Townhouse

Suburb

Vermont South (3133)

Period - From

28/06/2023

to

28/06/2024

Source

Realestate

### Comparable property sales

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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
9/2A MCCLARES ROAD, VERMONT VIC 3133	\$1,050,000	05/04/2024
20 ARLINGTON WALK, VERMONT VIC 3133	\$1,180,000	08/02/2024
13 ROWAN STREET, VERMONT VIC 3133	\$1,205,000	30/01/2024

This Statement of Information was prepared on: 28/06/2024