

# 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 Smithfield Walk, Vermont 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 \$1,302,000

Property Type House

Suburb Vermont

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	18 Wondalea Cr WANTIRNA 3152	\$1,710,000	19/08/2023
2	26 Chablis Cr VERMONT SOUTH 3133	\$1,630,000	28/07/2023
3	15 Aubrey St VERMONT 3133	\$1,565,000	23/09/2023

**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:

15/11/2023 11:42



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 680 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,480,000 - \$1,580,000  
**Median House Price**  
 September quarter 2023: \$1,302,000

## Comparable Properties



**18 Wondalea Cr WANTIRNA 3152 (VG)**

Agent Comments



**Price:** \$1,710,000  
**Method:** Sale  
**Date:** 19/08/2023  
**Property Type:** House (Res)  
**Land Size:** 645 sqm approx



**26 Chablis Cr VERMONT SOUTH 3133 (REI/VG)**

Agent Comments



**Price:** \$1,630,000  
**Method:** Private Sale  
**Date:** 28/07/2023  
**Property Type:** House  
**Land Size:** 761 sqm approx



**15 Aubrey St VERMONT 3133 (REI)**

Agent Comments



**Price:** \$1,565,000  
**Method:** Auction Sale  
**Date:** 23/09/2023  
**Property Type:** House (Res)  
**Land Size:** 828 sqm approx