

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 6/240 Morack Road, Vermont South, VIC 3133

Indicative selling price

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

Price Range

\$990,000

&

\$1,080,000

Median sale price

Median price

\$1,435,100

Property Type

Townhouse

Suburb

Vermont South (3133)

Period - From

21/05/2023

to

21/05/2024

Source

Realestate

Comparable property sales

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

2/7 WALKER AVENUE, MITCHAM VIC 3132

\$1,110,000

09/03/2024

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