

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 Citrus Street, 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 \$1,510,000 Property Type House Suburb Vermont South

Period - From 01/01/2024 to 31/03/2024 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	6 Pelham Dr VERMONT SOUTH 3133	\$1,331,000	15/06/2024
2	9 Spear Ct GLEN WAVERLEY 3150	\$1,310,000	25/05/2024
3	36 Wildwood Av VERMONT SOUTH 3133	\$1,300,000	19/06/2024

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: 05/07/2024 10:09



4 bedrooms, 2 bathrooms, 2 cars

Property Type: House (Previously Occupied - Detached)

Land Size: 683 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

March quarter 2024: \$1,510,000

Comparable Properties



6 Pelham Dr VERMONT SOUTH 3133 (REI)

Agent Comments

5 bedrooms, 2 bathrooms, 2 cars

Price: \$1,331,000

Method: Auction Sale

Date: 15/06/2024

Property Type: House (Res)

Land Size: 669 sqm approx



9 Spear Ct GLEN WAVERLEY 3150 (REI)

Agent Comments

4 bedrooms, 2 bathrooms, 2 cars

Price: \$1,310,000

Method: Auction Sale

Date: 25/05/2024

Property Type: House (Res)

Land Size: 651 sqm approx



36 Wildwood Av VERMONT SOUTH 3133 (REI)

Agent Comments

4 bedrooms, 2 bathrooms, 1 car

Price: \$1,300,000

Method: Sold Before Auction

Date: 19/06/2024

Property Type: House (Res)

Land Size: 654 sqm approx

Account - Woodards | P: 03 9830 8000 | F: 03 9888 2700



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