

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 Saxonwood Drive, Vermont South Vic 3133

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,272,500 Property Type Townhouse Suburb Vermont South

Period - From 18/03/2023 to 17/03/2024 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	36 Glebe St FOREST HILL 3131	\$1,170,000	11/11/2023
2	2/2 Joan Cr BURWOOD EAST 3151	\$1,112,000	23/12/2023
3			

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: 18/03/2024 15:07



 4  2  2

Property Type: House (Res)

Land Size: 395 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median Townhouse Price

18/03/2023 - 17/03/2024: \$1,272,500

Comparable Properties



36 Glebe St FOREST HILL 3131 (REI)

Agent Comments

 3  2  1

Price: \$1,170,000

Method: Auction Sale

Date: 11/11/2023

Property Type: House (Res)

Land Size: 237 sqm approx



2/2 Joan Cr BURWOOD EAST 3151 (REI)

Agent Comments

 3  2  2

Price: \$1,112,000

Method: Auction Sale

Date: 23/12/2023

Property Type: Townhouse (Res)

Land Size: 240 sqm approx

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.