

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 8 Stockmans Drive, Vermont South Vic 3133

Indicative selling price

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

Range between \$1,580,000 & \$1,680,000

Median sale price

Median price \$1,533,000 Property Type House Suburb Vermont South

Period - From 01/04/2023 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	10 Explorers Ct VERMONT SOUTH 3133	\$1,795,000	02/12/2023
2	26 Pelham Dr VERMONT SOUTH 3133	\$1,720,000	29/02/2024
3	865 Highbury Rd VERMONT SOUTH 3133	\$1,700,000	11/05/2024

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: 30/05/2024 23:17

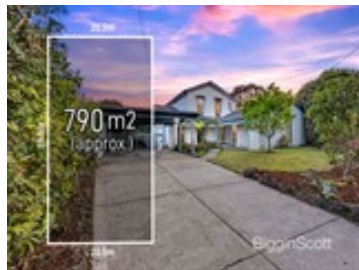


4 2 2

Property Type: House
Land Size: 795 sqm approx
Agent Comments

Indicative Selling Price
\$1,580,000 - \$1,680,000
Median House Price
Year ending March 2024: \$1,533,000

Comparable Properties



10 Explorers Ct VERMONT SOUTH 3133 (REI/VG)

Agent Comments

4 3 3

Price: \$1,795,000
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)
Land Size: 790 sqm approx



26 Pelham Dr VERMONT SOUTH 3133 (REI/VG)

Agent Comments

5 2 2

Price: \$1,720,000
Method: Private Sale
Date: 29/02/2024
Property Type: House
Land Size: 689 sqm approx



865 Highbury Rd VERMONT SOUTH 3133 (REI) **Agent Comments**

5 2 2

Price: \$1,700,000
Method: Auction Sale
Date: 11/05/2024
Property Type: House (Res)
Land Size: 791 sqm approx

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481