

# 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 815 Highbury Road, Vermont South 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 \$1,380,000 & \$1,518,000

### Median sale price

Median price \$1,550,000 Property Type House Suburb Vermont South

Period - From 01/04/2023 to 30/06/2023 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	9 Beacon St VERMONT SOUTH 3133	\$1,550,000	01/04/2023
2	3 Remy Ct VERMONT SOUTH 3133	\$1,520,000	18/06/2023
3	616 Highbury Rd GLEN WAVERLEY 3150	\$1,460,000	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: 25/09/2023 12:00



**Property Type:** House  
**Land Size:** 648.845 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,380,000 - \$1,518,000  
**Median House Price**  
 June quarter 2023: \$1,550,000

## Comparable Properties



**9 Beacon St VERMONT SOUTH 3133 (REI/VG)** Agent Comments



**Price:** \$1,550,000  
**Method:** Auction Sale  
**Date:** 01/04/2023  
**Property Type:** House (Res)  
**Land Size:** 665 sqm approx



**3 Remy Ct VERMONT SOUTH 3133 (REI)** Agent Comments



**Price:** \$1,520,000  
**Method:** Sold Before Auction  
**Date:** 18/06/2023  
**Property Type:** House (Res)  
**Land Size:** 808 sqm approx



**616 Highbury Rd GLEN WAVERLEY 3150 (REI)** Agent Comments



**Price:** \$1,460,000  
**Method:** Auction Sale  
**Date:** 23/09/2023  
**Property Type:** House (Res)  
**Land Size:** 664 sqm approx

**Account - O'Brien Real Estate Vermont** | P: 03 9087 1087