

## 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

9 CAVILL COURT 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,250,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,450,000

Property type

House

Suburb

Vermont South

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

### 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 6 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 JANINA COURT VERMONT SOUTH VIC 3133	\$1,660,000	17-Jun-23
18 MORAN COURT VERMONT SOUTH VIC 3133	\$1,580,000	13-Apr-23
34 WEEDEN DRIVE VERMONT SOUTH VIC 3133	\$1,561,500	09-Feb-23

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 6 months.~~

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Winy Ni  
P 0398989000  
M 0433731528  
E winny@mandylee.com.au



**1 JANINA COURT VERMONT  
SOUTH VIC 3133**

4 2 2

Sold Price **\$1,660,000** Sold Date **17-Jun-23**

Distance **0.12km**



**18 MORAN COURT VERMONT  
SOUTH VIC 3133**

4 2 2

Sold Price <sup>RS</sup> **\$1,580,000** Sold Date **13-Apr-23**

Distance **0.37km**



**34 WEEDEN DRIVE VERMONT  
SOUTH VIC 3133**

4 3 2

Sold Price **\$1,561,500** Sold Date **09-Feb-23**

Distance **0.49km**



**9 BROWNING DRIVE GLEN  
WAVERLEY VIC 3150**

4 2 2

Sold Price <sup>RS</sup> **\$1,500,000** Sold Date **05-Aug-23**

Distance **0.79km**

RS = Recent sale      UN = Undisclosed Sale

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