

# 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 Melissa Grove, 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 \$1,400,000 & \$1,500,000

### 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	8 Melissa Gr VERMONT SOUTH 3133	\$1,561,000	23/03/2024
2	15 Talamo Av VERMONT SOUTH 3133	\$1,533,000	28/11/2023
3	23 Hanover Rd VERMONT SOUTH 3133	\$1,340,000	03/02/2024

**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: 23/04/2024 16:48



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**Property Type:** House  
**Land Size:** 654 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,400,000 - \$1,500,000  
**Median House Price**  
 March quarter 2024: \$1,510,000

## Comparable Properties



**8 Melissa Gr VERMONT SOUTH 3133 (REI)**

Agent Comments

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**Price:** \$1,561,000  
**Method:** Auction Sale  
**Date:** 23/03/2024  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx



**15 Talarno Av VERMONT SOUTH 3133 (REI/VG)**

Agent Comments

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**Price:** \$1,533,000  
**Method:** Sold Before Auction  
**Date:** 28/11/2023  
**Property Type:** House (Res)  
**Land Size:** 846 sqm approx



**23 Hanover Rd VERMONT SOUTH 3133 (REI)**

Agent Comments

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**Price:** \$1,340,000  
**Method:** Private Sale  
**Date:** 03/02/2024  
**Property Type:** House  
**Land Size:** 667 sqm approx

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