## 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	9 Winswood Close, Vermont South Vic 3133
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,250,000 & \$1,350,000
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### Median sale price

Median price	\$1,487,000	Pro	perty Type	House		Suburb	Vermont South
Period - From	01/01/2025	to	31/03/2025		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

Add	dress of comparable property	Price	Date of sale
1	2 Bundarra Ct VERMONT SOUTH 3133	\$1,230,500	26/04/2025
2	7 Silverene Ct VERMONT SOUTH 3133	\$1,480,000	23/02/2025
3	20 View Rd VERMONT 3133	\$1,215,000	08/02/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	26/05/2025 16:29













Property Type: House Land Size: 986 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,250,000 - \$1,350,000 **Median House Price** March quarter 2025: \$1,487,000

# Comparable Properties



2 Bundarra Ct VERMONT SOUTH 3133 (REI)





Price: \$1,230,500 Method: Auction Sale Date: 26/04/2025

Property Type: House (Res) Land Size: 916 sqm approx

**Agent Comments** 



7 Silverene Ct VERMONT SOUTH 3133 (REI/VG)

Price: \$1,480,000







**Agent Comments** 

Method: Private Sale Date: 23/02/2025 Property Type: House

Land Size: 780 sqm approx





20 View Rd VERMONT 3133 (REI/VG)

**Agent Comments** 

Price: \$1,215,000 Method: Auction Sale Date: 08/02/2025

Property Type: House (Res) Land Size: 970 sqm approx

Account - Barry Plant | P: 03 9842 8888





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