

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

2 Crawley Court, Vermont South Vic 3133

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,480,000

Property Type House

Suburb Vermont South

Period - From 01/10/2021

to 31/12/2021

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	7 Narracan St VERMONT SOUTH 3133	\$1,450,000	05/12/2021
2	20 Capital Av GLEN WAVERLEY 3150	\$1,416,000	20/12/2021
3	1 Morack Rd VERMONT 3133	\$1,401,000	17/12/2021

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:

01/02/2022 17:32



Property Type:

Agent Comments

Comparable Properties



7 Narracan St VERMONT SOUTH 3133 (VG)

Agent Comments



Price: \$1,450,000

Method: Sale

Date: 05/12/2021

Property Type: House (Res)

Land Size: 661 sqm approx



20 Capital Av GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$1,416,000

Method: Private Sale

Date: 20/12/2021

Property Type: House



1 Morack Rd VERMONT 3133 (REI)

Agent Comments



Price: \$1,401,000

Method: Auction Sale

Date: 17/12/2021

Property Type: House

Land Size: 688 sqm approx