

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

10 Village Walk, 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 \$1,450,500

Property Type House

Suburb Vermont South

Period - From 01/01/2023

to 31/03/2023

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	8 Arcady Gr VERMONT 3133	\$1,388,000	29/05/2023
2	8 Aubrey St VERMONT 3133	\$1,310,000	22/04/2023
3			

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:

07/06/2023 14:40



Property Type: House (Previously Occupied - Detached)
Land Size: 489 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,350,000 - \$1,450,000
Median House Price
 March quarter 2023: \$1,450,500

Comparable Properties



8 Arcady Gr VERMONT 3133 (REI)

Agent Comments



Price: \$1,388,000
Method: Private Sale
Date: 29/05/2023
Property Type: House (Res)
Land Size: 651 sqm approx



8 Aubrey St VERMONT 3133 (REI)

Agent Comments



Price: \$1,310,000
Method: Auction Sale
Date: 22/04/2023
Property Type: House (Res)
Land Size: 645 sqm approx

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.