## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

	17 Minchinbury Drive, 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 \$1,380,000 & \$1,480,000	Range between	\$1,380,000	&	\$1,480,000
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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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

1	12 Great Western Dr VERMONT SOUTH 3133	\$1,480,000	17/04/2025
2	1 Settlers Ct VERMONT SOUTH 3133	\$1,510,000	29/03/2025
3			

#### OR

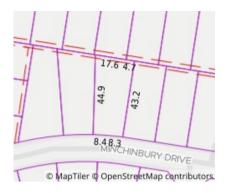
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	02/07/2025 18:13



Date of sale





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**Property Type:** House **Land Size:** 857 sqm approx

**Agent Comments** 

Indicative Selling Price \$1,380,000 - \$1,480,000 Median House Price March quarter 2025: \$1,487,000

# Comparable Properties



12 Great Western Dr VERMONT SOUTH 3133 (REI/VG)

**4** 📥 2 🔂 2

Price: \$1,480,000 Method: Private Sale Date: 17/04/2025 Property Type: House Land Size: 832 sqm approx

1 Settlers Ct VERMONT SOUTH 3133 (REI/VG)

4 📥 2 奋

**Price:** \$1,510,000 **Method:** Auction Sale **Date:** 29/03/2025

**Property Type:** House (Res) **Land Size:** 820 sqm approx

**Agent Comments** 

Agent Comments

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.

Account - Harcourts Vermont South | P: 03 98861008





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