## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

**Price** 

## Property offered for sale

Address Including suburb and postcode	

#### Indicative selling price

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

Single price \$1,050,000

#### Median sale price

Median price \$1,027,000	Pro	operty Type Tow	nhouse	Suburb	Vermont
Period - From 23/06/2024	to	22/06/2025	Source	Property	y Data

#### 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

1	2/1-3 Boronia Rd VERMONT 3133	\$908,888	26/05/2025
2	9/13-17 Moore Rd VERMONT 3133	\$1,015,000	24/05/2025
3	1/4 Mcclares Rd VERMONT 3133	\$1,039,000	27/03/2025

#### 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:	23/06/2025 13:40



Date of sale

# **McGrath**

Peter Dragic 03 9877 1277 0432 151 700 peterdragic@mcgrath.com.au

\$1,050,000 **Median Townhouse Price** 23/06/2024 - 22/06/2025: \$1,027,000

**Indicative Selling Price** 



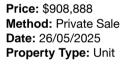
## Property Type: Townhouse **Agent Comments**

# Comparable Properties



2/1-3 Boronia Rd VERMONT 3133 (REI)

**Agent Comments** 





9/13-17 Moore Rd VERMONT 3133 (REI)





Price: \$1,015,000

Method: Sold Before Auction

Date: 24/05/2025

Property Type: Townhouse (Res)

Agent Comments



1/4 Mcclares Rd VERMONT 3133 (REI/VG)



**Agent Comments** 

Price: \$1,039,000 Method: Private Sale Date: 27/03/2025

Property Type: Townhouse (Single) Land Size: 201 sqm approx

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



