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	1/20 East Road, Vermont South Vic 3133

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,285,000 Property Type Townhouse Suburb Vermont South

Period - From 19/10/2023 to 18/10/2024 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	7/116 Terrara Rd VERMONT SOUTH 3133	$1,232,000	28/09/2024
2	2/33 Mcclares Rd VERMONT 3133	$1,285,000	17/08/2024
3	1/543 Canterbury Rd VERMONT 3133	$1,280,000	23/07/2024

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: 19/10/2024 16:14

1/20 East Road, Vermont South Vic 3133

OBrien Real Estate



- -

Property Type:
Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median Townhouse Price
19/10/2023 - 18/10/2024: $1,285,000

Comparable Properties



7/116 Terrara Rd VERMONT SOUTH 3133 (REI) Agent Comments

3 2 2

Price: $1,232,000
Method: Private Sale
Date: 28/09/2024
Property Type: Townhouse (Single)
Land Size: 268 sqm approx



2/33 Mcclares Rd VERMONT 3133 (REI) Agent Comments

4 2 2

Price: $1,285,000
Method: Sold Before Auction
Date: 17/08/2024
Property Type: Townhouse (Res)



1/543 Canterbury Rd VERMONT 3133 (REI/VG) Agent Comments

5 3 2

Price: $1,280,000
Method: Private Sale
Date: 23/07/2024
Property Type: Townhouse (Single)
Land Size: 402 sqm approx

Account - O'Brien Real Estate Vermont | P: 03 9087 1087

REIV THE DIFFERENCE | propertydata.com.au

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