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<br>Including suburb and postcode | 33 Carlinga Drive, Vermont Vic 3133 |

## Indicative selling price

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

Range between $1,350,000 & $1,485,000

## Median sale price

Median price $1,250,000 Property Type House Suburb Vermont

Period - From 01/10/2023 to 30/09/2024 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 | 64 Nurlendi Rd VERMONT 3133 | $1,435,000 | 30/08/2024 |
| 2 | 2 Bellbird Cr VERMONT 3133 | $1,450,000 | 29/08/2024 |
| 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: 30/11/2024 12:24

33 Carlinga Drive, Vermont Vic 3133

Harcourts



4 2 2

**Property Type:** House
**Land Size:** 658 sqm approx

Agent Comments

**Indicative Selling Price**
$1,350,000 - $1,485,000
**Median House Price**
Year ending September 2024: $1,250,000

# Comparable Properties



**64 Nurlendi Rd VERMONT 3133 (REI/VG)**

4 2 2

**Price:** $1,435,000
**Method:** Private Sale
**Date:** 30/08/2024
**Property Type:** House
**Land Size:** 779.22 sqm approx

Agent Comments



**2 Bellbird Cr VERMONT 3133 (REI/VG)**

4 2 3

**Price:** $1,450,000
**Method:** Private Sale
**Date:** 29/08/2024
**Property Type:** House
**Land Size:** 685 sqm approx

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

REIV THE DIFFERENCE

propertydata .com.au

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