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	6/240 Morack Road, Vermont South, VIC 3133

Indicative selling price

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

Single Price	$1,088,000

Median sale price

Median price	$1,435,100	Property Type	Townhouse	Suburb	Vermont South (3133)
Period - From	21/05/2023	to	21/05/2024	Source	Realestate

Comparable property sales

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
2A MARLEIGH STREET, VERMONT VIC 3133	$1,110,000	14/09/2024
3/236 MORACK ROAD, VERMONT SOUTH VIC 3133	$1,120,000	27/04/2024
10/13-17 MOORE ROAD, VERMONT VIC 3133	$1,000,000	28/03/2024

This Statement of Information was prepared on: 08/10/2024

WE DELIVER... Biggin & Scott