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	29 Stradella Avenue, Vermont South Vic 3133

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $1,480,000 Property Type House Suburb Vermont South

Period - From 01/10/2021 to 31/12/2021 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	23 Chapel St GLEN WAVERLEY 3150	$1,440,000	04/03/2022
2	5 Head Ct VERMONT SOUTH 3133	$1,380,000	05/03/2022
3	34 Tullimbar Cirt VERMONT SOUTH 3133	$1,325,000	23/03/2022

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: 01/04/2022 11:54

Harcourts



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Property Type:
Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
December quarter 2021: $1,480,000

Comparable Properties

23 Chapel St GLEN WAVERLEY 3150 (REI)

Agent Comments

3 1 2

Price: $1,440,000
Method: Sold Before Auction
Date: 04/03/2022
Property Type: House (Res)
Land Size: 662 sqm approx

5 Head Ct VERMONT SOUTH 3133 (REI)

Agent Comments

4 2 2

Price: $1,380,000
Method: Auction Sale
Date: 05/03/2022
Property Type: House (Res)



34 Tullimbar Cirt VERMONT SOUTH 3133 (REI)

Agent Comments

4 2 2

Price: $1,325,000
Method: Private Sale
Date: 23/03/2022
Property Type: House

Account - Harcourts Vermont South | P: 03 98861008

REIV THE DIFFERENCE | propertydata.com.au

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