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	11 Hunter Valley Road, Vermont South Vic 3133

Indicative selling price

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

Range between $1,480,000 & $1,580,000

Median sale price

Median price $1,445,000 Property Type House Suburb Vermont South

Period - From 01/01/2022 to 31/12/2022 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	42 Chivalry Av GLEN WAVERLEY 3150	$1,565,000	26/08/2022
2	20 Talarno Av VERMONT SOUTH 3133	$1,540,000	10/09/2022
3	6 Bundarra Ct VERMONT SOUTH 3133	$1,511,000	03/12/2022

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: 09/02/2023 15:54

11 Hunter Valley Road, Vermont South Vic 3133

OBrien Real Estate



4 -

Property Type: House (Previously Occupied - Detached)
Land Size: 790 sqm approx

Agent Comments

Indicative Selling Price
$1,480,000 - $1,580,000
Median House Price
Year ending December 2022: $1,445,000

Comparable Properties



42 Chivalry Av GLEN WAVERLEY 3150 (REI/VG)

5 3 2

Price: $1,565,000
Method: Sold Before Auction
Date: 26/08/2022
Property Type: House (Res)
Land Size: 703 sqm approx

Agent Comments



20 Talarno Av VERMONT SOUTH 3133 (REI/VG)

4 2 2

Price: $1,540,000
Method: Auction Sale
Date: 10/09/2022
Property Type: House (Res)
Land Size: 823 sqm approx

Agent Comments



6 Bundarra Ct VERMONT SOUTH 3133 (REI)

4 2 2

Price: $1,511,000
Method: Auction Sale
Date: 03/12/2022
Property Type: House (Res)
Land Size: 874 sqm approx

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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