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: 3 Lucerne Street, Vermont Vic 3133

Indicative selling price

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

Range between $1,780,000 & $1,950,000

Median sale price

Median price $1,237,500 Property Type House Suburb Vermont

Period - From 01/04/2023 to 30/06/2023 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	13 Trinian St VERMONT 3133	$1,800,000	16/08/2023
2			
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: 02/10/2023 19:16

3 Lucerne Street, Vermont Vic 3133

Harcourts



4 2 5

Property Type: House
Land Size: 562 sqm approx

Agent Comments

Indicative Selling Price
$1,780,000 - $1,950,000
Median House Price
June quarter 2023: $1,237,500

Comparable Properties



13 Trinian St VERMONT 3133 (REI)

4 2 4

Price: $1,800,000
Method: Sold Before Auction
Date: 16/08/2023
Property Type: House (Res)
Land Size: 609 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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