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	4 Stockmans Drive, Vermont South Vic 3133

Indicative selling price

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

Range between $1,750,000 & $1,850,000

Median sale price

Median price $1,435,000 Property Type House Suburb Vermont South

Period - From 24/07/2022 to 23/07/2023 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	2 Spark Ct VERMONT SOUTH 3133	$1,900,000	17/06/2023
2	17 Felgate Pde VERMONT SOUTH 3133	$1,800,000	18/02/2023
3	3 Leonard Ct VERMONT SOUTH 3133	$1,750,000	27/03/2023

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: 24/07/2023 16:04

4 Stockmans Drive, Vermont South Vic 3133



5 3

Rooms: 2
Property Type: House
Land Size: 786 sqm approx

Agent Comments

Indicative Selling Price
$1,750,000 - $1,850,000
Median House Price
24/07/2022 - 23/07/2023: $1,435,000

Comparable Properties



2 Spark Ct VERMONT SOUTH 3133 (REI)

5 3 2

Price: $1,900,000
Method: Auction Sale
Date: 17/06/2023
Property Type: House (Res)
Land Size: 842 sqm approx

Agent Comments



17 Felgate Pde VERMONT SOUTH 3133 (REI/VG)

5 3 2

Price: $1,800,000
Method: Private Sale
Date: 18/02/2023
Property Type: House
Land Size: 857 sqm approx

Agent Comments



3 Leonard Ct VERMONT SOUTH 3133 (REI/VG)

4 2 2

Price: $1,750,000
Method: Sold Before Auction
Date: 27/03/2023
Property Type: House (Res)
Land Size: 670 sqm approx

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700

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