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<br>Including suburb and postcode | 24 Ellad Close, Vermont Vic 3133 |

## Indicative selling price

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

Range between $950,000 & $1,045,000

## Median sale price

Median price $1,250,000 Property Type House Suburb Vermont

Period - From 01/01/2023 to 31/12/2023 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 | 19 Tucker Rd VERMONT 3133 | $1,102,000 | 12/12/2023 |
| 2 | 4 Judy Ct VERMONT 3133 | $1,040,000 | 16/02/2024 |
| 3 | 86 Purches St MITCHAM 3132 | $1,020,000 | 16/12/2023 |

**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: 13/03/2024 12:43

# 24 Ellad Close, Vermont Vic 3133

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3 1 2

**Property Type:** House
**Land Size:** 594 sqm approx

Agent Comments

**Indicative Selling Price**
$950,000 - $1,045,000
**Median House Price**
Year ending December 2023: $1,250,000

## Comparable Properties



**19 Tucker Rd VERMONT 3133 (REI)**

3 1 2

**Price:** $1,102,000
**Method:** Sold Before Auction
**Date:** 12/12/2023
**Property Type:** House (Res)
**Land Size:** 537 sqm approx

Agent Comments



**4 Judy Ct VERMONT 3133 (REI)**

3 2 2

**Price:** $1,040,000
**Method:** Private Sale
**Date:** 16/02/2024
**Property Type:** House
**Land Size:** 611 sqm approx

Agent Comments



**86 Purches St MITCHAM 3132 (REI)**

3 1 2

**Price:** $1,020,000
**Method:** Auction Sale
**Date:** 16/12/2023
**Property Type:** House (Res)
**Land Size:** 585 sqm approx

Agent Comments



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