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	9 Azalea Street, VERMONT, VIC 3133

Indicative selling price

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

Single price		or range between	$700,000	&	$770,000

Median sale price

Median price	$ 1,275,500	Property type	House	Suburb	Vermont
Period - From	16/07/2023	to	15/07/2024	Source	pdol

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	51 Tilson Dr, VERMONT Vic	$739,000	31/01/2024
2	4/ 469 Mitcham Rd, Mitcham Vic	$700,000	16/05/2024
3	10 Narambi Dr, Vermont Vic	$720,000	18/05/2024

This Statement of Information was prepared on: 16/07/2024

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Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.