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	18 Culbara Drive, Vermont Vic 3133

Indicative selling price

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

Range between $1,450,000 & $1,550,000

Median sale price

Median price $1,275,500 Property Type House Suburb Vermont

Period - From 01/07/2023 to 30/06/2024 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	3 Tweed St VERMONT 3133	$1,430,000	04/07/2024
2	1 Held St VERMONT 3133	$1,504,000	11/05/2024
3	10 Tulkara Gr VERMONT 3133	$1,501,000	30/03/2024

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: 20/08/2024 14:48

18 Culbara Drive, Vermont Vic 3133

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5 3 4

Property Type: House
Land Size: 657 sqm approx

Agent Comments

Indicative Selling Price
$1,450,000 - $1,550,000
Median House Price
Year ending June 2024: $1,275,500

Comparable Properties



3 Tweed St VERMONT 3133 (REI)

4 2 2

Price: $1,430,000
Method: Sold Before Auction
Date: 04/07/2024
Property Type: House (Res)

Agent Comments



1 Held St VERMONT 3133 (REI/VG)

4 2 2

Price: $1,504,000
Method: Auction Sale
Date: 11/05/2024
Property Type: House (Res)
Land Size: 585 sqm approx

Agent Comments



10 Tulkara Gr VERMONT 3133 (REI/VG)

4 2 2

Price: $1,501,000
Method: Auction Sale
Date: 30/03/2024
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments

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