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	2a Marleigh Street, Vermont Vic 3133

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $1,104,444 Property Type Townhouse Suburb Vermont

Period - From 12/09/2023 to 11/09/2024 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	8 Norma Rd FOREST HILL 3131	$1,010,000	20/07/2024
2	4 Tadedor Ct FOREST HILL 3131	$1,035,000	11/07/2024
3	1 Willis Ct VERMONT 3133	$1,051,000	11/05/2024

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: 12/09/2024 10:31

2a Marleigh Street, Vermont Vic 3133

Annie Shih
0421 943 079
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3 2 2

Property Type: Townhouse (Single)
Land Size: 222 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median Townhouse Price
12/09/2023 - 11/09/2024: $1,104,444

Comparable Properties



8 Norma Rd FOREST HILL 3131 (REI)

3 2 2

Price: $1,010,000
Method: Auction Sale
Date: 20/07/2024
Property Type: House (Res)
Land Size: 215 sqm approx

Agent Comments



4 Tadedor Ct FOREST HILL 3131 (REI/VG)

4 2 2

Price: $1,035,000
Method: Private Sale
Date: 11/07/2024
Property Type: Townhouse (Res)
Land Size: 244 sqm approx

Agent Comments



1 Willis Ct VERMONT 3133 (REI/VG)

3 2 2

Price: $1,051,000
Method: Auction Sale
Date: 11/05/2024
Property Type: House (Res)
Land Size: 186 sqm approx

Agent Comments

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