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	179 Hawthorn Road, Vermont South Vic 3133

Indicative selling price

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

Single price $1,100,000

Median sale price

Median price $1,538,500 Property Type House Suburb Vermont South

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	54 Newhaven Rd BURWOOD EAST 3151	$1,095,000	01/07/2024
2	53 Romoly Dr FOREST HILL 3131	$1,131,000	17/08/2024
3	1 Deauville St FOREST HILL 3131	$1,095,000	01/07/2024

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: 23/09/2024 11:53

FLETCHERS



3 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,100,000
Median House Price
Year ending June 2024: $1,538,500

Comparable Properties

54 Newhaven Rd BURWOOD EAST 3151 (REI)

3 1 1

Agent Comments

Price: $1,095,000
Method:
Date: 01/07/2024
Property Type: House



53 Romoly Dr FOREST HILL 3131 (REI)

3 1 1

Agent Comments

Price: $1,131,000
Method: Auction Sale
Date: 17/08/2024
Property Type: House (Res)
Land Size: 592 sqm approx



1 Deauville St FOREST HILL 3131 (REI/VG)

3 1 1

Agent Comments

Price: $1,095,000
Method: Sold Before Auction
Date: 01/07/2024
Property Type: House (Res)
Land Size: 619 sqm approx

Account - Fletchers | P: 03 88338888

REIV THE DIFFERENCE

propertydata .com.au

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