

# 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

4 Hartland Road, Vermont South Vic 3133

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,020,000

&

\$1,120,000

### Median sale price

Median price

\$1,550,000

Property Type

House

Suburb

Vermont South

Period - From

01/04/2024

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	4 Kindra Ct VERMONT SOUTH 3133	\$1,257,000	24/08/2024
2	5 Allawah Ct VERMONT SOUTH 3133	\$1,215,000	05/07/2024
3	13 Livingstone Rd VERMONT SOUTH 3133	\$1,170,000	22/06/2024

**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:

24/09/2024 15:59



3 2 2

**Property Type:** House  
**Land Size:** 644 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,020,000 - \$1,120,000  
**Median House Price**  
June quarter 2024: \$1,550,000

## Comparable Properties



**4 Kindra Ct VERMONT SOUTH 3133 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,257,000  
**Method:** Auction Sale  
**Date:** 24/08/2024  
**Property Type:** House (Res)



**5 Allawah Ct VERMONT SOUTH 3133 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,215,000  
**Method:** Private Sale  
**Date:** 05/07/2024  
**Property Type:** House  
**Land Size:** 654 sqm approx



**13 Livingstone Rd VERMONT SOUTH 3133 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,170,000  
**Method:** Auction Sale  
**Date:** 22/06/2024  
**Property Type:** House (Res)  
**Land Size:** 659 sqm approx