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	22 Marleigh Street, Vermont Vic 3133

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $1,252,000 Property Type House Suburb Vermont

Period - From 01/07/2024 to 30/09/2024 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	44 Lorikeet St NUNAWADING 3131	$1,265,888	12/10/2024
2	5 Consort Av VERMONT SOUTH 3133	$1,350,000	28/09/2024
3	6 Pelham Dr VERMONT SOUTH 3133	$1,331,000	15/06/2024

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: 06/11/2024 09:19

22 Marleigh Street, Vermont Vic 3133

Adrian Nyariri
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6 2 3

Property Type: House
Land Size: 610 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
September quarter 2024: $1,252,000

Comparable Properties



44 Lorikeet St NUNAWADING 3131 (REI)

5 2 2

Price: $1,265,888
Method: Auction Sale
Date: 12/10/2024
Property Type: House (Res)
Land Size: 723 sqm approx

Agent Comments



5 Consort Av VERMONT SOUTH 3133 (REI)

5 2 2

Price: $1,350,000
Method: Private Sale
Date: 28/09/2024
Property Type: House
Land Size: 650 sqm approx

Agent Comments



6 Pelham Dr VERMONT SOUTH 3133 (REI/VG)

5 2 2

Price: $1,331,000
Method: Auction Sale
Date: 15/06/2024
Property Type: House (Res)
Land Size: 669 sqm approx

Agent Comments

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