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<br>Including suburb and postcode | 5 Dunwold Way, Vermont Vic 3133 |

## Indicative selling price

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

Range between $1,750,000 & $1,850,000

## 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 | 129 Mount Pleasant Rd NUNAWADING 3131 | $1,950,000 | 11/07/2024 |
| 2 | 21 Penllyne Av VERMONT 3133 | $1,803,000 | 04/05/2024 |
| 3 | | | |

**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: 03/09/2024 16:19

# 5 Dunwold Way, Vermont Vic 3133

Tynan Carr
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5 2 5

**Rooms:** 8
**Property Type:** House (Res)
**Land Size:** 1200 sqm approx

Agent Comments

**Indicative Selling Price**
$1,750,000 - $1,850,000
**Median House Price**
Year ending June 2024: $1,275,500

## Comparable Properties



**129 Mount Pleasant Rd NUNAWADING 3131 (REI)**

4 2 2

**Price:** $1,950,000
**Method:** Private Sale
**Date:** 11/07/2024
**Property Type:** House
**Land Size:** 1257 sqm approx

Agent Comments




**21 Penllyne Av VERMONT 3133 (REI/VG)**

4 2 2

**Price:** $1,803,000
**Method:** Auction Sale
**Date:** 04/05/2024
**Property Type:** House (Res)
**Land Size:** 958 sqm approx

Agent Comments

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.



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