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 | 9 Sarah Court, Vermont Vic 3133 |

## Indicative selling price

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

Range between $1,200,000 & $1,280,000

## 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 | 48 Lusk Dr VERMONT 3133 | $1,200,000 | 14/09/2024 |
| 2 | 5 Uralla St VERMONT 3133 | $1,300,000 | 02/09/2024 |
| 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: 14/10/2024 12:59

# 9 Sarah Court, Vermont Vic 3133

Dallas Taylor
8841 4808
0408 217 778
dallastaylor@jelliscraig.com.au



3 2 2

**Property Type:** House
**Land Size:** 535 sqm approx

Agent Comments

**Indicative Selling Price**
$1,200,000 - $1,280,000
**Median House Price**
September quarter 2024: $1,252,000

## Comparable Properties



**48 Lusk Dr VERMONT 3133 (REI)**

3 2 2

**Price:** $1,200,000
**Method:** Auction Sale
**Date:** 14/09/2024
**Property Type:** House (Res)
**Land Size:** 612 sqm approx

Agent Comments



**5 Uralla St VERMONT 3133 (REI/VG)**

4 2 2

**Price:** $1,300,000
**Method:** Private Sale
**Date:** 02/09/2024
**Property Type:** House
**Land Size:** 591 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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