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 Melissa Grove, Vermont South Vic 3133

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,526,500 Property Type House Suburb Vermont South

Period - From 01/10/2023 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	6 Citrus St VERMONT SOUTH 3133	$1,260,000	03/08/2024
2	23 Miniata Wlk VERMONT SOUTH 3133	$1,244,600	20/06/2024
3	31 Woodleigh Cr VERMONT SOUTH 3133	$1,310,000	01/06/2024

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: 30/10/2024 11:06

22 Melissa Grove, Vermont South Vic 3133

Neo Wei
9870 6211
0420 309 891
NeoWei@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 717 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
Year ending September 2024: $1,526,500

Comparable Properties



6 Citrus St VERMONT SOUTH 3133 (REI)

4 2 2

Price: $1,260,000
Method: Auction Sale
Date: 03/08/2024
Property Type: House (Res)
Land Size: 683 sqm approx

Agent Comments



23 Miniata Wlk VERMONT SOUTH 3133 (REI/VG)

4 2 2

Price: $1,244,600
Method: Private Sale
Date: 20/06/2024
Property Type: House
Land Size: 585 sqm approx

Agent Comments



31 Woodleigh Cr VERMONT SOUTH 3133 (REI)

4 2 4

Price: $1,310,000
Method: Private Sale
Date: 01/06/2024
Property Type: House
Land Size: 833 sqm approx

Agent Comments

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