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	84 Morack Road, Vermont South Vic 3133

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,510,000 Property Type House Suburb Vermont South

Period - From 19/11/2023 to 18/11/2024 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	54 Parkmore Rd FOREST HILL 3131	$1,135,000	07/09/2024
2	47 Woodcrest Rd VERMONT 3133	$1,100,001	24/07/2024
3	5/165-167 Heatherdale Rd VERMONT 3133	$1,151,000	29/06/2024

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: 19/11/2024 23:34

McGrath



4 - 2

Rooms: 2
Property Type: House
Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
19/11/2023 - 18/11/2024: $1,510,000

Comparable Properties



54 Parkmore Rd FOREST HILL 3131 (REI)

4 2 2

Price: $1,135,000
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)
Land Size: 580 sqm approx

Agent Comments



47 Woodcrest Rd VERMONT 3133 (REI)

4 2 1

Price: $1,100,001
Method: Private Sale
Date: 24/07/2024
Property Type: House
Land Size: 787 sqm approx

Agent Comments



5/165-167 Heatherdale Rd VERMONT 3133 (REI)

4 2 2

Price: $1,151,000
Method: Auction Sale
Date: 29/06/2024
Property Type: House (Res)
Land Size: 740 sqm approx

Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802

REIV THE DIFFERENCE

propertydata.com.au

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