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	8 Cantala Court, Vermont South Vic 3133

Indicative selling price

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

Range between $1,500,000 & $1,550,000

Median sale price

Median price $1,533,000 Property Type House Suburb Vermont South

Period - From 01/04/2023 to 31/03/2024 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 Bristol Ct FOREST HILL 3131	$1,542,500	23/03/2024
2	9 Cavill Ct VERMONT SOUTH 3133	$1,523,000	11/11/2023
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: 11/05/2024 15:19

8 Cantala Court, Vermont South Vic 3133

Harcourts



4 2 2

Property Type: House
Land Size: 824 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,550,000
Median House Price
Year ending March 2024: $1,533,000

Comparable Properties



6 Bristol Ct FOREST HILL 3131 (REI)

5 2 2

Price: $1,542,500
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 794 sqm approx

Agent Comments



9 Cavill Ct VERMONT SOUTH 3133 (REI/VG)

6 3 2

Price: $1,523,000
Method: Auction Sale
Date: 11/11/2023
Property Type: House (Res)
Land Size: 662 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.

Account - Harcourts Vermont South | P: 03 98861008

REIV THE DIFFERENCE | propertydata.com.au

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