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	1 Bambra Court, Vermont Vic 3133

Indicative selling price

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

Range between $820,000 & $880,000

Median sale price

Median price $950,000 Property Type Unit Suburb Vermont

Period - From 02/07/2023 to 01/07/2024 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	1/2 Short St VERMONT 3133	$921,000	13/04/2024
2	1/56 Betula Av VERMONT 3133	$910,000	19/06/2024
3	44 Lasiandra Av FOREST HILL 3131	$845,000	20/04/2024

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: 02/07/2024 11:33

1 Bambra Court, Vermont Vic 3133

Harcourts



2 1 2

Property Type: House
Land Size: 424 sqm approx

Agent Comments

Indicative Selling Price
$820,000 - $880,000
Median Unit Price
02/07/2023 - 01/07/2024: $950,000

Comparable Properties



1/2 Short St VERMONT 3133 (REI/VG)

3 2 2

Price: $921,000
Method: Auction Sale
Date: 13/04/2024
Property Type: Unit
Land Size: 356 sqm approx

Agent Comments



1/56 Betula Av VERMONT 3133 (REI)

3 1 1

Price: $910,000
Method: Sold Before Auction
Date: 19/06/2024
Property Type: House (Res)
Land Size: 334 sqm approx

Agent Comments



44 Lasiandra Av FOREST HILL 3131 (REI)

3 1 2

Price: $845,000
Method: Auction Sale
Date: 20/04/2024
Property Type: House (Res)
Land Size: 372 sqm approx

Agent Comments

Account - Harcourts Vermont South | P: 03 98861008

REIV THE DIFFERENCE | propertydata.com.au

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