

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

3 Settlers Court, Vermont South Vic 3133

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

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

Period - From 23/10/2023 to 22/10/2024 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	138 Terrara Rd VERMONT SOUTH 3133	\$1,473,000	03/08/2024
2	1 Lexton Ct VERMONT SOUTH 3133	\$1,399,999	18/06/2024
3	3 Mont Ct VERMONT SOUTH 3133	\$1,380,000	18/06/2024

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:

23/10/2024 18:06



4 2 2

Property Type: House
Land Size: 785 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
23/10/2023 - 22/10/2024: \$1,510,000

Comparable Properties



138 Terrara Rd VERMONT SOUTH 3133 (REI) **Agent Comments**

5 2 2

Price: \$1,473,000
Method: Auction Sale
Date: 03/08/2024
Property Type: House (Res)
Land Size: 724 sqm approx



1 Lexton Ct VERMONT SOUTH 3133 (REI/VG) **Agent Comments**

4 2 2

Price: \$1,399,999
Method: Private Sale
Date: 18/06/2024
Property Type: House
Land Size: 773 sqm approx



3 Mont Ct VERMONT SOUTH 3133 (REI/VG) **Agent Comments**

4 2 1

Price: \$1,380,000
Method: Private Sale
Date: 18/06/2024
Property Type: House
Land Size: 785 sqm approx

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