

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

2/25 PARK CLOSE VERMONT VIC 3133

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$2,000,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,241,000

Property type

House

Suburb

Vermont

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

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 6 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

Address of comparable property	Price	Date of sale
13 CARINYA ROAD VERMONT VIC 3133	\$2,435,000	03-Feb-24
1 TERRIGAL LANE VERMONT VIC 3133	\$2,060,000	06-Mar-24

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 6 months.

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Jerry Cheng

P 0398991999

M 0450813833

E jerry.cheng@raywhite.com



13 CARINYA ROAD VERMONT VIC 3133

Sold Price

\$2,435,000

Sold Date

03-Feb-24

 5  3  2

Distance

0.32km



1 TERRIGAL LANE VERMONT VIC 3133

Sold Price

\$2,060,000

Sold Date

06-Mar-24

 4  2  3

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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