

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

6 Cavill Court Vermont South 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

or range
between

\$1,190,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,280,000

Property type

House

Suburb

Vermont South

Period-from

01 Sep 2020

to

31 Aug 2021

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

3 Tullimbar Circuit Vermont South VIC 3133	\$1,297,000	23-May-21
7 Wilpena Place Vermont South VIC 3133	\$1,290,000	10-Jul-21
8 Tanunda Street Vermont South VIC 3133	\$1,280,000	01-Jun-21

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.~~

This Statement of Information was prepared on: 21 September 2021



3 Tullimbar Circuit Vermont South VIC 3133

4 2 2

Sold Price **\$1,297,000** Sold Date **23-May-21**

Distance **0.73km**



7 Wilpena Place Vermont South VIC 3133

4 2 2

Sold Price **\$1,290,000** Sold Date **10-Jul-21**

Distance **0.83km**



8 Tanunda Street Vermont South VIC 3133

4 2 2

Sold Price **\$1,280,000** Sold Date **01-Jun-21**

Distance **1.79km**

RS = Recent sale UN = Undisclosed Sale

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