

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

14 Serenity Court, Vermont South Vic 3133

Indicative selling price

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

Single price \$1,520,000

Median sale price

Median price \$1,180,000

Property Type Townhouse

Suburb Vermont South

Period - From 12/05/2024

to 11/05/2025

Source Property Data

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	6/240 Morack Rd VERMONT SOUTH 3133	\$1,078,800	27/11/2024
2	2/186 Morack Rd VERMONT SOUTH 3133	\$1,180,000	25/10/2024
3	7/116 Terrara Rd VERMONT SOUTH 3133	\$1,232,000	28/09/2024

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:

12/05/2025 16:34



 3  3  2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,520,000
Median Townhouse Price
12/05/2024 - 11/05/2025: \$1,180,000

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.

Comparable Properties



6/240 Morack Rd VERMONT SOUTH 3133 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,078,800
Method: Private Sale
Date: 27/11/2024
Property Type: Townhouse (Single)



2/186 Morack Rd VERMONT SOUTH 3133 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,180,000
Method: Sold Before Auction
Date: 25/10/2024
Property Type: Townhouse (Res)
Land Size: 214 sqm approx



7/116 Terrara Rd VERMONT SOUTH 3133 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,232,000
Method: Private Sale
Date: 28/09/2024
Property Type: Townhouse (Single)
Land Size: 268 sqm approx

Account - Barry Plant | P: 03 9842 8888