

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	11 Dianne Grove, Vermont South Vic 3133
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,175,000 & \$1,210,000	etween \$1,17	,000	&	\$1,210,000
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Median sale price

Median price	\$1,200,000	Hou	ıse X	Unit		:	Suburb	Vermont South
Period - From	01/04/2017	to	31/03/2018		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 23 Mullens Rd VERMONT SOUTH 3133 \$1,200,000 09/12/2017 2 11 Dalroy Cr VERMONT SOUTH 3133 \$1,200,000 09/12/2017 3 17 Minchinbury Dr VERMONT SOUTH 3133 \$1,198,000 06/12/2017

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.











Rooms:

Property Type: House

Land Size: 747.181 sqm approx

Agent Comments

Indicative Selling Price \$1,175,000 - \$1,210,000 **Median House Price** Year ending March 2018: \$1,200,000

Comparable Properties

23 Mullens Rd VERMONT SOUTH 3133

(REI/VG)



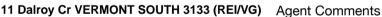


Price: \$1,200,000 Method: Auction Sale Date: 09/12/2017

Rooms: -

Property Type: House (Res) Land Size: 641 sqm approx

Agent Comments











Price: \$1,200,000 Method: Private Sale Date: 09/12/2017

Rooms: -

Property Type: House Land Size: 705 sqm approx

Agent Comments









Price: \$1,198,000 Method: Private Sale Date: 06/12/2017

Rooms: -

Property Type: House Land Size: 860 sqm approx

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