

## 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

11 Dianne Grove, Vermont South Vic 3133

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,175,000

&

\$1,210,000

#### Median sale price

Median price

\$1,200,000

House

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.



4   
 2   
 2

**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)

Agent Comments

4   
 2   
 1

**Price:** \$1,200,000  
**Method:** Auction Sale  
**Date:** 09/12/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 641 sqm approx



11 Dalroy Cr VERMONT SOUTH 3133 (REI/VG)

Agent Comments

4   
 2   
 2

**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 09/12/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 705 sqm approx



17 Minchinbury Dr VERMONT SOUTH 3133 (REI/VG)

Agent Comments

4   
 2   
 4

**Price:** \$1,198,000  
**Method:** Private Sale  
**Date:** 06/12/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 860 sqm approx