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

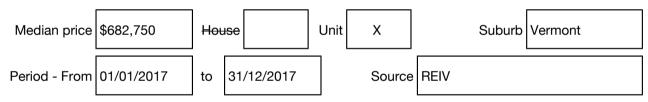
s 1/11 Frances Avenue, Vermont Vic 3133 d e

Indicative selling price

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

Range between \$840,000	&	\$910,000
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Median sale price



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.

Ade	Address of comparable property Price		Date of sale
1	1/37 Carween Av MITCHAM 3132	\$910,000	28/10/2017
2	1/40 Terrara Rd VERMONT 3133	\$841,000	16/12/2017
3	2/8 Cosgrove St VERMONT 3133	\$840,000	15/01/2018

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.

Account - MJ Docking & Assocs | P: (03) 8877 7022 | F: (03) 9874 3062

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.









Rooms: Property Type: House (Res) Land Size: 286 sqm approx Agent Comments Indicative Selling Price \$840,000 - \$910,000 Median Unit Price Year ending December 2017: \$682,750

Comparable Properties



1/37 Carween Av MITCHAM 3132 (REI)



Price: \$910,000 Method: Auction Sale Date: 28/10/2017 Rooms: 5 Property Type: Unit Land Size: 353 sqm approx Agent Comments

1/40 Terrara Rd VERMONT 3133 (REI/VG)

Agent Comments



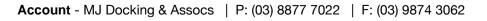
Price: \$841,000 Method: Auction Sale Date: 16/12/2017 Rooms: 4 Property Type: Unit



2/8 Cosgrove St VERMONT 3133 (REI/VG)



Price: \$840,000 Method: Private Sale Date: 15/01/2018 Rooms: -Property Type: Unit Agent Comments



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