

## 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

1/11 Frances Avenue, Vermont 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

\$840,000

&

\$910,000

#### Median sale price

Median price \$682,750

House

Unit

X

Suburb

Vermont

Period - From

01/01/2017

to

31/12/2017

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	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.



3   2   2

**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)

Agent Comments

3   1   2

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

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

Agent Comments

3   2   2

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



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

Agent Comments

3   2   2

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