

## 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 49 Stevens Road, Vermont Vic 3133

#### Indicative selling price

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

Single price \$975,000

#### Median sale price

Median price \$1,050,000 House X Unit 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 55 Boronia Rd VERMONT 3133	\$980,000	24/03/2018
2 525 Mitcham Rd VERMONT 3133	\$960,000	25/01/2018
3 117 Jolimont Rd VERMONT 3133	\$950,000	18/11/2017

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 3 2

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 589 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$975,000  
**Median House Price**  
Year ending December 2017: \$1,050,000

## Comparable Properties



**55 Boronia Rd VERMONT 3133 (REI)**

**Agent Comments**

3 1 2

**Price:** \$980,000  
**Method:** Auction Sale  
**Date:** 24/03/2018  
**Rooms:** 5  
**Property Type:** House (Res)



**525 Mitcham Rd VERMONT 3133 (REI)**

**Agent Comments**

3 1 5

**Price:** \$960,000  
**Method:** Private Sale  
**Date:** 25/01/2018  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 536 sqm approx



**117 Jolimont Rd VERMONT 3133 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$950,000  
**Method:** Auction Sale  
**Date:** 18/11/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 610 sqm approx