

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

56 Nurlendi Road, Vermont Vic 3133

Indicative selling price

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

Range between

\$955,000

&

\$1,050,000

Median sale price

Median price

\$1,000,000

House

X

Unit

Suburb

Vermont

Period - From

01/04/2018

to

30/06/2018

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	15 Winswood CI VERMONT SOUTH 3133	\$1,050,000	13/07/2018
2	10 Vogue Av VERMONT SOUTH 3133	\$1,025,000	05/05/2018
3	7 Beddoe Rd VERMONT 3133	\$990,000	26/04/2018

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.



Rooms:
Property Type: Land
Land Size: 636 sqm approx
Agent Comments

Indicative Selling Price
 \$955,000 - \$1,050,000
Median House Price
 June quarter 2018: \$1,000,000

Comparable Properties



15 Winswood CI VERMONT SOUTH 3133 (REI) Agent Comments



Price: \$1,050,000
Method: Private Sale
Date: 13/07/2018
Rooms: -
Property Type: House
Land Size: 792 sqm approx



10 Vogue Av VERMONT SOUTH 3133 (REI/VG) Agent Comments



Price: \$1,025,000
Method: Auction Sale
Date: 05/05/2018
Rooms: 8
Property Type: House (Res)
Land Size: 671 sqm approx



7 Beddoe Rd VERMONT 3133 (REI/VG) Agent Comments



Price: \$990,000
Method: Sold Before Auction
Date: 26/04/2018
Rooms: -
Property Type: House (Res)
Land Size: 620 sqm approx