

#### Statement of Information

## Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	56 Nurlendi Road, Vermont Vic 3133
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$955,000	&	\$1,050,000
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#### Median sale price

Median price	\$1,000,000	Hou	use 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

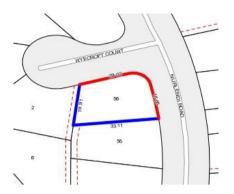
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





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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: -

3

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)





Price: \$990,000

Method: Sold Before Auction

Date: 26/04/2018

Rooms: -

Property Type: House (Res) Land Size: 620 sqm approx

**Agent Comments** 

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





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