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

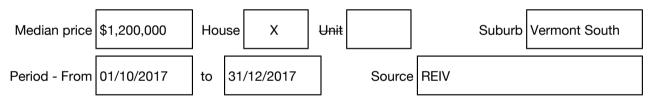
9 Tanunda Street, Vermont South Vic 3133
 le

Indicative selling price

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

 Range between
 \$1,050,000
 &
 \$1,155,000

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.

Address of comparable property		Price	Date of sale
1	28 East Rd VERMONT SOUTH 3133	\$1,125,000	13/12/2017
2	7 Delacombe Dr VERMONT SOUTH 3133	\$1,100,000	03/10/2017
3	5 The Mews VERMONT 3133	\$1,030,000	28/10/2017

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.

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

propertydata

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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: 7 Property Type: House (Previously Occupied - Detached) Land Size: 831 sqm approx

Agent Comments

Indicative Selling Price \$1,050,000 - \$1,155,000 Median House Price December quarter 2017: \$1,200,000

Take inspiration from the developments next door to consider the huge potential of this classic brick veneer home on its 825m2 (approx.) lot in the Vermont Secondary College zone. This family home is ready to live in or lease out while you consider the site's build potential.

Comparable Properties

	28 East Rd VERMONT SOUTH 3133 (REI) 4 🙀 2 🏟 2	Agent Comments
	Price: \$1,125,000 Method: Sold Before Auction Date: 13/12/2017 Rooms: 2 Property Type: House (Res) Land Size: 845 sqm approx	
	7 Delacombe Dr VERMONT SOUTH 3133 (REI/VG) 3 2 2	Agent Comments
DOCIONO	Price: \$1,100,000 Method: Private Sale Date: 03/10/2017 Rooms: 6 Property Type: House	
	Land Size: 790 sqm approx	
	5 The Mews VERMONT 3133 (REI/VG)	Agent Comments
	Price: \$1,030,000 Method: Auction Sale Date: 28/10/2017 Rooms: 4	
	Property Type: House (Res) Land Size: 872 sqm approx	

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