

## 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
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#### Indicative selling price

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

Range between	\$1,050,000	&	\$1,155,000
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#### Median sale price

Median price	\$1,200,000	House	X	Unit		Suburb	Vermont South
Period - From	01/10/2017	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	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.



 4  
  1  
  2

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

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.

**Indicative Selling Price**

\$1,050,000 - \$1,155,000

**Median House Price**

December quarter 2017: \$1,200,000

## Comparable Properties

**28 East Rd VERMONT SOUTH 3133 (REI)****Agent Comments**

 4  
  2  
  2

**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)****Agent Comments**

 3  
  2  
  2

**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**

 3  
  2  
  3

**Price:** \$1,030,000**Method:** Auction Sale**Date:** 28/10/2017**Rooms:** 4**Property Type:** House (Res)**Land Size:** 872 sqm approx