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
10 Masaryk Court, Vermont Vic 3133

Indicative selling price

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

Range between $880,000 & $960,000

Median sale price

Median price $1,001,500 House X Unit Suburb Vermont

Period - From 01/07/2017 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.

<table>
<thead>
<tr>
<th>Address of comparable property</th>
<th>Price</th>
<th>Date of sale</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 9 Blanche Dr VERMONT 3133</td>
<td>$895,000</td>
<td>08/05/2018</td>
</tr>
<tr>
<td>2 52 Ashmore Rd FOREST HILL 3131</td>
<td>$920,000</td>
<td>24/03/2018</td>
</tr>
<tr>
<td>3 7 Wingrove St FOREST HILL 3131</td>
<td>$960,000</td>
<td>05/05/2018</td>
</tr>
</tbody>
</table>

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.

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.
10 Masaryk Court, Vermont Vic 3133

Rooms: 8
Property Type: House
Land Size: 1,050 sqm approx
Agent Comments

Comparable Properties

9 Blanche Dr VERMONT 3133 (REI)

Price: $895,000
Method: Private Sale
Date: 08/05/2018
Rooms: -
Property Type: House
Land Size: 600 sqm approx

52 Ashmore Rd FOREST HILL 3131 (REI/VG)

Price: $920,000
Method: Auction Sale
Date: 24/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 582 sqm approx

7 Wingrove St FOREST HILL 3131 (REI)

Price: $960,000
Method: Auction Sale
Date: 05/05/2018
Rooms: 5
Property Type: House (Res)
Land Size: 590 sqm approx

Account - MJ Docking & Assocs  |  P: (03) 8877 7022  |  F: (03) 9874 3062  |  Generated: 31/07/2018 12:30

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