

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.

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

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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5 1 2

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

Indicative Selling Price
\$880,000 - \$960,000
Median House Price
Year ending June 2018: \$1,001,500

Comparable Properties



9 Blanche Dr VERMONT 3133 (REI)

Agent Comments

3 1 2

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)

Agent Comments

4 2 2

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)

Agent Comments

3 1 1

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