

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

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 | 1/8 Marina St VERMONT 3133 | \$810,000 | 13/01/2018 |
| 2 | 11/5-11 Orion St VERMONT 3133 | \$785,000 | 04/12/2017 |
| 3 | 82 Park Dr VERMONT 3133 | \$780,000 | 15/02/2018 |

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.



3 2 2

Rooms:
Property Type: Villa
Agent Comments

Indicative Selling Price
\$780,000 - \$830,000
Median Unit Price
Year ending March 2018: \$709,000

Comparable Properties

1/8 Marina St VERMONT 3133 (VG)

Agent Comments

3 - -

Price: \$810,000
Method: Sale
Date: 13/01/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



11/5-11 Orion St VERMONT 3133 (REI/VG)

Agent Comments

3 2 2

Price: \$785,000
Method: Private Sale
Date: 04/12/2017
Rooms: 5
Property Type: Unit
Land Size: 324 sqm approx



82 Park Dr VERMONT 3133 (REI)

Agent Comments

3 2 2

Price: \$780,000
Method: Sold Before Auction
Date: 15/02/2018
Rooms: 6
Property Type: Unit
Land Size: 472 sqm approx