

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

1/1 Mcclares Road, Vermont Vic 3133

Indicative selling price

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

Range between \$650,000 & \$710,000

Median sale price

Median price \$700,000 Property Type Unit Suburb Vermont

Period - From 13/11/2018 to 12/11/2019 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	64 Park Dr VERMONT 3133	\$688,500	26/10/2019
2	2/3 Halls Pde MITCHAM 3132	\$681,000	03/10/2019
3	7/104 Mount Pleasant Rd NUNAWADING 3131	\$663,000	09/11/2019

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.~~

This Statement of Information was prepared on: 13/11/2019 13:40



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$650,000 - \$710,000

Median Unit Price

13/11/2018 - 12/11/2019: \$700,000

Comparable Properties



64 Park Dr VERMONT 3133 (REI)

Agent Comments



Price: \$688,500

Method: Auction Sale

Date: 26/10/2019

Rooms: 7

Property Type: Townhouse (Res)

Land Size: 269 sqm approx



2/3 Halls Pde MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$681,000

Method: Private Sale

Date: 03/10/2019

Property Type: Unit

Land Size: 200 sqm approx



7/104 Mount Pleasant Rd NUNAWADING 3131 (REI)

Agent Comments



Price: \$663,000

Method: Auction Sale

Date: 09/11/2019

Rooms: 4

Property Type: Unit