

## 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

114 Jolimont Road, Vermont Vic 3133

#### Indicative selling price

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

Range between

\$810,000

&

\$860,000

#### Median sale price

Median price

\$963,000

House

X

Unit

Suburb

Vermont

Period - From

01/10/2018

to

31/12/2018

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	2 Devlin St VERMONT 3133	\$855,000	23/02/2019
2	25 Willurah St FOREST HILL 3131	\$833,800	21/02/2019
3	9 Ferncroft St VERMONT 3133	\$812,000	16/02/2019

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.



3   1   1

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 607.034 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$810,000 - \$860,000  
**Median House Price**  
December quarter 2018: \$963,000

## Comparable Properties



2 Devlin St VERMONT 3133 (REI)

[Agent Comments](#)

3   2   2

**Price:** \$855,000  
**Method:** Auction Sale  
**Date:** 23/02/2019  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 685 sqm approx



25 Willurah St FOREST HILL 3131 (REI)

[Agent Comments](#)

3   2   2

**Price:** \$833,800  
**Method:** Private Sale  
**Date:** 21/02/2019  
**Rooms:** 5  
**Property Type:** House



9 Ferncroft St VERMONT 3133 (REI)

[Agent Comments](#)

3   1   1

**Price:** \$812,000  
**Method:** Auction Sale  
**Date:** 16/02/2019  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 563 sqm approx