

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

11a Karwitha Street, Vermont Vic 3133

Indicative selling price

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

Range between \$790,000 & \$869,000

Median sale price

Median price \$938,000 Property Type House Suburb Vermont

Period - From 12/02/2019 to 11/02/2020 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	2/22 Abelia St FOREST HILL 3131	\$852,000	22/10/2019
2	6/535 Canterbury Rd VERMONT 3133	\$840,000	30/11/2019
3	1/6 Karwitha St VERMONT 3133	\$801,000	26/10/2019

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:

12/02/2020 09:26



Property Type: Townhouse (Single)

Land Size: 398 sqm approx

Agent Comments

Indicative Selling Price

\$790,000 - \$869,000

Median House Price

12/02/2019 - 11/02/2020: \$938,000

Comparable Properties



2/22 Abelia St FOREST HILL 3131 (REI)

Agent Comments



Price: \$852,000

Method: Private Sale

Date: 22/10/2019

Property Type: Townhouse (Single)



6/535 Canterbury Rd VERMONT 3133 (REI)

Agent Comments



Price: \$840,000

Method: Auction Sale

Date: 30/11/2019

Property Type: Unit

Land Size: 380 sqm approx



1/6 Karwitha St VERMONT 3133 (REI/VG)

Agent Comments



Price: \$801,000

Method: Auction Sale

Date: 26/10/2019

Property Type: Unit