

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

12 Coringa Close, Vermont Vic 3133

Indicative selling price

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

Range between \$1,080,000 & \$1,180,000

Median sale price

Median price \$1,075,000 Property Type House Suburb Vermont

Period - From 01/01/2020 to 31/12/2020 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	25 Carlinga Dr VERMONT 3133	\$1,128,000	21/11/2020
2	726 Canterbury Rd VERMONT 3133	\$1,090,000	12/12/2020
3			

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: 24/03/2021 13:51



3 2 1

Property Type: House
Land Size: 560 sqm approx
Agent Comments

Indicative Selling Price
\$1,080,000 - \$1,180,000
Median House Price
Year ending December 2020: \$1,075,000

Comparable Properties



25 Carlinga Dr VERMONT 3133 (REI/VG)

Agent Comments

3 2 2

Price: \$1,128,000
Method: Auction Sale
Date: 21/11/2020
Property Type: House (Res)
Land Size: 756 sqm approx



726 Canterbury Rd VERMONT 3133 (REI/VG)

Agent Comments

3 2 3

Price: \$1,090,000
Method: Auction Sale
Date: 12/12/2020
Property Type: House (Res)
Land Size: 729 sqm approx

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.