

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 Fortescue Grove, Vermont South Vic 3133
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Indicative selling price

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

Range between

\$975,000

 &

\$1,065,000

Median sale price

Median price

\$1,220,000

 Property Type

House

 Suburb

Vermont South

Period - From

01/10/2020

 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	42 Stradella Av VERMONT SOUTH 3133	\$1,030,000	24/02/2021
2	7 Hampshire Rd FOREST HILL 3131	\$1,006,000	27/02/2021
3	48 Husband Rd FOREST HILL 3131	\$987,000	11/02/2021

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:

02/03/2021 16:52



Property Type:
Agent Comments

Indicative Selling Price
\$975,000 - \$1,065,000
Median House Price
December quarter 2020: \$1,220,000

Comparable Properties



42 Stradella Av VERMONT SOUTH 3133 (REI) Agent Comments



Price: \$1,030,000
Method: Private Sale
Date: 24/02/2021
Property Type: House
Land Size: 648 sqm approx



7 Hampshire Rd FOREST HILL 3131 (REI) Agent Comments



Price: \$1,006,000
Method: Auction Sale
Date: 27/02/2021
Property Type: House (Res)
Land Size: 587 sqm approx



48 Husband Rd FOREST HILL 3131 (REI) Agent Comments



Price: \$987,000
Method: Sold Before Auction
Date: 11/02/2021
Property Type: House (Res)
Land Size: 423 sqm approx