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

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$975,000		&		\$1,065,000				
Median sale p	rice								
Median price	\$1,220,000	Pro	perty Type	Hou	se		Suburb	Vermont South	
Period - From	01/10/2020	to	31/12/2020		So	urce	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.

Ade	dress 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



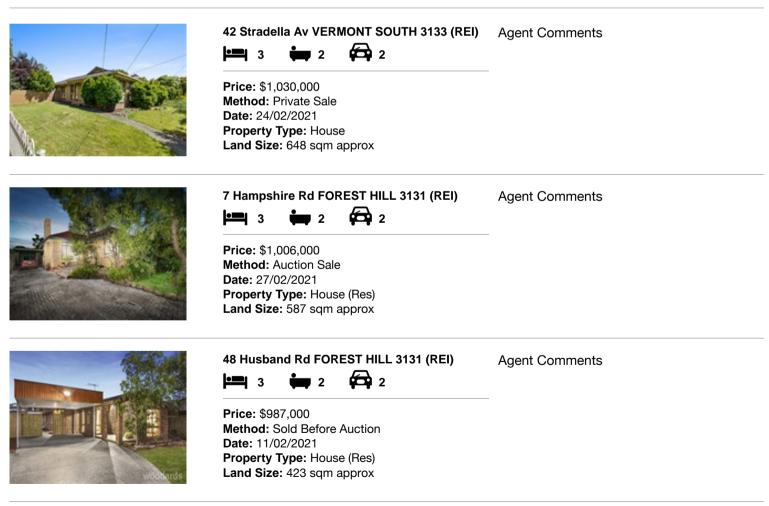






Property Type: Agent Comments Indicative Selling Price \$975,000 - \$1,065,000 Median House Price December quarter 2020: \$1,220,000

Comparable Properties



Account - MJ Docking & Assocs | P: (03) 8877 7022 | F: (03) 9874 3062





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.