

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

14 Marina Street, Vermont Vic 3133

Indicative selling price

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

Range between \$920,000 & \$1,010,000

Median sale price

Median price \$995,500 Property Type House Suburb Vermont

Period - From 01/07/2019 to 30/09/2019 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	7 Amber St FOREST HILL 3131	\$998,000	30/05/2019
2	5 Teal Ct FOREST HILL 3131	\$990,000	21/09/2019
3	25 Grove St VERMONT 3133	\$925,000	16/11/2019

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:

20/11/2019 10:09



Property Type: House
Land Size: 729.757 sqm approx
 Agent Comments

Indicative Selling Price
 \$920,000 - \$1,010,000
Median House Price
 September quarter 2019: \$995,500

Comparable Properties



7 Amber St FOREST HILL 3131 (VG)

Agent Comments



Price: \$998,000
Method: Sale
Date: 30/05/2019
Property Type: House (Res)
Land Size: 591 sqm approx



5 Teal Ct FOREST HILL 3131 (REI)

Agent Comments



Price: \$990,000
Method: Auction Sale
Date: 21/09/2019
Property Type: House (Res)
Land Size: 682 sqm approx



25 Grove St VERMONT 3133 (REI)

Agent Comments



Price: \$925,000
Method: Auction Sale
Date: 16/11/2019
Rooms: 7
Property Type: House (Res)