

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

141 Jolimont Road, Vermont Vic 3133

Indicative selling price

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

Range between \$810,000 & \$890,000

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	4 Cumberland Ct FOREST HILL 3131	\$865,000	25/05/2019
2	5 Tucker Rd VERMONT 3133	\$830,000	20/05/2019
3	5 Lernes St FOREST HILL 3131	\$830,000	07/07/2019

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: 30/10/2019 10:30



3 2 2

Property Type: House (Res)

Land Size: 525 sqm approx

Agent Comments

Indicative Selling Price

\$810,000 - \$890,000

Median House Price

September quarter 2019: \$995,500

Comparable Properties

4 Cumberland Ct FOREST HILL 3131 (REI/VG) Agent Comments

3 2 2

Price: \$865,000

Method: Auction Sale

Date: 25/05/2019

Property Type: House (Res)

Land Size: 577 sqm approx

5 Tucker Rd VERMONT 3133 (VG) Agent Comments

3 - -

Price: \$830,000

Method: Sale

Date: 20/05/2019

Property Type: House (Res)

Land Size: 557 sqm approx



5 Lernes St FOREST HILL 3131 (REI/VG) Agent Comments

3 1 2

Price: \$830,000

Method: Private Sale

Date: 07/07/2019

Property Type: House

Land Size: 592 sqm approx