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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	ו \$810,000		&		\$890,000			
Median sale p	rice							
Median price	\$995,500	Pro	Property Type Hous		se		Suburb	Vermont
Period - From	01/07/2019	to	30/09/2019		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.

Ado	dress 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.

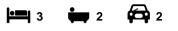
This Statement of Information was prepared on:

30/10/2019 10:30









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



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



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)



Price: \$830,000 Method: Private Sale Date: 07/07/2019 Property Type: House Land Size: 592 sqm approx Agent Comments

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.