

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

16 Delatite Court, Vermont Vic 3133

Indicative selling price

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

Range between \$860,000 & \$940,000

Median sale price

Median price \$1,005,000 Property Type House Suburb Vermont

Period - From 01/07/2020 to 30/09/2020 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 | 76 Barter Cr FOREST HILL 3131 | \$930,000 | 17/07/2020 |
| 2 | 19 Beddoe Rd VERMONT 3133 | \$913,300 | 18/10/2020 |
| 3 | 10 Aubrey St VERMONT 3133 | \$890,500 | 15/07/2020 |

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:

26/10/2020 11:57



Property Type: House (Previously Occupied - Detached)
Land Size: 590 sqm approx
 Agent Comments

Indicative Selling Price
 \$860,000 - \$940,000
Median House Price
 September quarter 2020: \$1,005,000

Comparable Properties



76 Barter Cr FOREST HILL 3131 (REI/VG)

Agent Comments



Price: \$930,000
Method: Sold Before Auction
Date: 17/07/2020
Property Type: House (Res)
Land Size: 590 sqm approx



19 Beddoe Rd VERMONT 3133 (REI)

Agent Comments



Price: \$913,300
Method: Private Sale
Date: 18/10/2020
Property Type: House
Land Size: 614 sqm approx



10 Aubrey St VERMONT 3133 (REI/VG)

Agent Comments



Price: \$890,500
Method: Auction Sale
Date: 15/07/2020
Property Type: House
Land Size: 647 sqm approx