

## 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

2 Devlin Street, Vermont Vic 3133

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$820,000

&

\$900,000

#### Median sale price

Median price

\$990,000

House

X

Unit

Suburb

Vermont

Period - From

01/01/2018

to

31/12/2018

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	10 Bellara St VERMONT 3133	\$828,000	04/09/2018
2	23 Caroben Av VERMONT 3133	\$866,000	02/01/2019
3	8 St Helens Ct VERMONT 3133	\$880,000	20/10/2018

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.



3   
 2   
 2

**Rooms:** 7

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 685 sqm approx

**Agent Comments**

Classic brick veneer home on prime land of 685m<sup>2</sup> (approx) is ready to welcome the next generation to an intimate cul de sac of just 7 homes. Featuring spacious living areas, gas ducted heating, a kitchen with servery bench, and a lawn-free rear yard, just 50m from the back gates of VSC.

**Indicative Selling Price**

\$820,000 - \$900,000

**Median House Price**

Year ending December 2018: \$990,000

## Comparable Properties



**10 Bellara St VERMONT 3133 (REI/VG)**

**Agent Comments**

3   
 2   
 2

**Price:** \$828,000

**Method:** Private Sale

**Date:** 04/09/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 630 sqm approx



**23 Caroben Av VERMONT 3133 (REI/VG)**

**Agent Comments**

4   
 2   
 2

**Price:** \$866,000

**Method:** Private Sale

**Date:** 02/01/2019

**Rooms:** -

**Property Type:** House

**Land Size:** 546 sqm approx



**8 St Helens Ct VERMONT 3133 (REI/VG)**

**Agent Comments**

3   
 1   
 3

**Price:** \$880,000

**Method:** Auction Sale

**Date:** 20/10/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 550 sqm approx