

# 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

23 Cosgrove 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 \$1,000,000

&

\$1,100,000

### Median sale price

Median price \$1,059,250

Property Type House

Suburb Vermont

Period - From 01/04/2020

to

31/03/2021

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	17 Cosgrove St VERMONT 3133	\$1,100,000	03/02/2021
2	31 Betula Av NUNAWADING 3131	\$1,100,000	20/02/2021
3	760 Canterbury Rd VERMONT 3133	\$1,011,000	19/04/2021

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:

13/05/2021 00:57



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**Property Type:** House  
**Land Size:** 604 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
Year ending March 2021: \$1,059,250

## Comparable Properties



**17 Cosgrove St VERMONT 3133 (REI/VG)**

**Agent Comments**

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**Price:** \$1,100,000  
**Method:** Auction Sale  
**Date:** 03/02/2021  
**Property Type:** House (Res)  
**Land Size:** 604 sqm approx



**31 Betula Av NUNAWADING 3131 (REI)**

**Agent Comments**

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**Price:** \$1,100,000  
**Method:** Auction Sale  
**Date:** 20/02/2021  
**Property Type:** House (Res)  
**Land Size:** 590 sqm approx



**760 Canterbury Rd VERMONT 3133 (REI)**

**Agent Comments**

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**Price:** \$1,011,000  
**Method:** Private Sale  
**Date:** 19/04/2021  
**Property Type:** House  
**Land Size:** 612 sqm approx