

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

1/27 Boronia Road, Vermont Vic 3133

Indicative selling price

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

Range between

\$620,000

&

\$680,000

Median sale price

Median price

\$739,000

House

Unit

X

Suburb

Vermont

Period - From

01/07/2018

to

30/06/2019

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	1/5 Aubrey St VERMONT 3133	\$679,999	29/04/2019
2	1/13 Aubrey St VERMONT 3133	\$675,600	18/05/2019
3	1/49 Boronia Rd VERMONT 3133	\$650,412	08/05/2019

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.



3 2 1

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$620,000 - \$680,000
Median Unit Price
Year ending June 2019: \$739,000

Comparable Properties



1/5 Aubrey St VERMONT 3133 (VG)

Agent Comments

3 - -

Price: \$679,999
Method: Sale
Date: 29/04/2019
Rooms: -
Property Type: Strata Unit/Flat

1/13 Aubrey St VERMONT 3133 (VG)

Agent Comments

3 - -

Price: \$675,600
Method: Sale
Date: 18/05/2019
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



1/49 Boronia Rd VERMONT 3133 (REI)

Agent Comments

3 2 2

Price: \$650,412
Method: Private Sale
Date: 08/05/2019
Rooms: 7
Property Type: Unit