

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

3 Hempstead Avenue, Vermont South Vic 3133

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,300,000 Property Type House Suburb Vermont South

Period - From 01/01/2021 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	13 Longbrae Av FOREST HILL 3131	\$1,150,000	06/05/2021
2	12 Fortescue Gr VERMONT SOUTH 3133	\$1,070,000	27/03/2021
3	15 Champion Cr GLEN WAVERLEY 3150	\$1,088,000	20/02/2021

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:

29/06/2021 14:30



3 2 2

Property Type: House
Land Size: 651 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
March quarter 2021: \$1,300,000

Comparable Properties



13 Longbrae Av FOREST HILL 3131 (REI)

Agent Comments

3 1 2

Price: \$1,150,000
Method: Sold Before Auction
Date: 06/05/2021
Property Type: House (Res)
Land Size: 585 sqm approx



12 Fortescue Gr VERMONT SOUTH 3133 (REI) **Agent Comments**

3 2 2

Price: \$1,070,000
Method: Auction Sale
Date: 27/03/2021
Property Type: House (Res)
Land Size: 712 sqm approx



15 Champion Cr GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

3 1 2

Price: \$1,088,000
Method: Auction Sale
Date: 20/02/2021
Property Type: House (Res)
Land Size: 676 sqm approx