

# 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

38 Denis 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 \$890,000 & \$970,000

### Median sale price

Median price \$1,075,000 Property Type House Suburb Vermont

Period - From 01/01/2020 to 31/12/2020 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	33 Blanche Dr VERMONT 3133	\$941,000	28/11/2020
2	2 Clematis St VERMONT 3133	\$930,000	22/12/2020
3	19 Beddoe Rd VERMONT 3133	\$913,300	18/10/2020

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:

27/01/2021 10:34



3   2   2

**Property Type:** House  
**Land Size:** 585 sqm approx  
**Agent Comments**  
1 Garage, 1 Carport

**Indicative Selling Price**  
\$890,000 - \$970,000  
**Median House Price**  
Year ending December 2020: \$1,075,000

## Comparable Properties



**33 Blanche Dr VERMONT 3133 (REI)**

**Agent Comments**

3   1   1

**Price:** \$941,000  
**Method:** Auction Sale  
**Date:** 28/11/2020  
**Property Type:** House (Res)  
**Land Size:** 585 sqm approx



**2 Clematis St VERMONT 3133 (REI)**

**Agent Comments**

3   1   2

**Price:** \$930,000  
**Method:** Private Sale  
**Date:** 22/12/2020  
**Property Type:** House



**19 Beddoe Rd VERMONT 3133 (REI/VG)**

**Agent Comments**

3   1   1

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