

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

4 Monaro Court, Vermont South Vic 3133

Indicative selling price

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

Range between

\$990,000

&

\$1,089,000

Median sale price

Median price

\$1,150,000

House

X

Unit

Suburb

Vermont South

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	8 Monaro Ct VERMONT SOUTH 3133	\$1,050,000	22/01/2019
2	16 Mildara St VERMONT SOUTH 3133	\$1,000,000	27/11/2018
3	9 Coppabella Way VERMONT SOUTH 3133	\$996,700	22/09/2018

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.



4 2 2

Rooms:
Property Type: House (Res)
Land Size: 710 sqm approx
 Agent Comments

Indicative Selling Price
 \$990,000 - \$1,089,000
Median House Price
 Year ending December 2018: \$1,150,000

Comparable Properties



8 Monaro Ct VERMONT SOUTH 3133 (REI) [Agent Comments](#)

4 2 2

Price: \$1,050,000
Method: Private Sale
Date: 22/01/2019
Rooms: 5
Property Type: House
Land Size: 768 sqm approx



16 Mildara St VERMONT SOUTH 3133 (VG) [Agent Comments](#)

4 - -

Price: \$1,000,000
Method: Sale
Date: 27/11/2018
Rooms: -
Property Type: House (Res)
Land Size: 790 sqm approx

9 Coppabella Way VERMONT SOUTH 3133 (REI/VG) [Agent Comments](#)

4 2 2

Price: \$996,700
Method: Auction Sale
Date: 22/09/2018
Rooms: -
Property Type: House (Res)
Land Size: 656 sqm approx