

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 5 Madonna Court, Vermont Vic 3133

Indicative selling price

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

Range between \$1,180,000 & \$1,280,000

Median sale price

Median price \$993,000 Property Type House Suburb Vermont

Period - From 01/10/2019 to 31/12/2019 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	300 Hawthorn Rd VERMONT SOUTH 3133	\$1,275,000	16/10/2019
2	46 Barossa Av VERMONT SOUTH 3133	\$1,200,000	11/12/2019
3	95 Nurlendi Rd VERMONT 3133	\$1,195,000	14/12/2019

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.~~

This Statement of Information was prepared on: 26/02/2020 12:43



4 3 5

Property Type: House
Land Size: 787 sqm approx

Agent Comments

1 Study 5 Covered Car Spaces with extra OSP for boat or caravan

Indicative Selling Price

\$1,180,000 - \$1,280,000

Median House Price

December quarter 2019: \$993,000

Comparable Properties

300 Hawthorn Rd VERMONT SOUTH 3133 (VG) **Agent Comments**

4 - -

Price: \$1,275,000

Method: Sale

Date: 16/10/2019

Property Type: House (Res)

Land Size: 673 sqm approx



46 Barossa Av VERMONT SOUTH 3133 (REI/VG)

Agent Comments

4 2 2

Price: \$1,200,000

Method: Sold Before Auction

Date: 11/12/2019

Property Type: House (Res)

Land Size: 790 sqm approx

95 Nurlendi Rd VERMONT 3133 (REI)

Agent Comments

4 2 3

Price: \$1,195,000

Method: Auction Sale

Date: 14/12/2019

Property Type: House (Res)

Land Size: 798 sqm approx