

# 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 6 Head Court, Vermont South 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 \$1,280,000 & \$1,390,000

### Median sale price

Median price \$1,176,000 Property Type House Suburb Vermont South

Period - From 01/07/2019 to 30/09/2019 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 | 6 Coval Ct VERMONT SOUTH 3133  | \$1,300,000 | 09/08/2019   |
| 2 |                                |             |              |
| 3 |                                |             |              |

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: 11/11/2019 17:50



6   2   2

**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 695 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,280,000 - \$1,390,000  
**Median House Price**  
September quarter 2019: \$1,176,000

## Comparable Properties



6 Coval Ct VERMONT SOUTH 3133 (REI/VG)

Agent Comments

6   5   2

**Price:** \$1,300,000  
**Method:** Private Sale  
**Date:** 09/08/2019  
**Property Type:** House  
**Land Size:** 700 sqm approx

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.