

# 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

7 Kalimna 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 \$900,000 & \$990,000

### Median sale price

Median price \$1,120,000 Property Type House Suburb Vermont

Period - From 01/01/2020 to 31/03/2020 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	6 Teal Ct FOREST HILL 3131	\$978,000	22/02/2020
2	13 Ranfurly Rd FOREST HILL 3131	\$977,000	14/03/2020
3	7 Nott St NUNAWADING 3131	\$920,000	05/05/2020

**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:

17/06/2020 09:33



3   1   2

**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 633 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$900,000 - \$990,000  
**Median House Price**  
March quarter 2020: \$1,120,000

## Comparable Properties



6 Teal Ct FOREST HILL 3131 (REI/VG)

Agent Comments

3   1   2

**Price:** \$978,000  
**Method:** Auction Sale  
**Date:** 22/02/2020  
**Property Type:** House (Res)  
**Land Size:** 687 sqm approx



13 Ranfurly Rd FOREST HILL 3131 (REI/VG)

Agent Comments

3   1   1

**Price:** \$977,000  
**Method:** Auction Sale  
**Date:** 14/03/2020  
**Property Type:** House (Res)  
**Land Size:** 593 sqm approx



7 Nott St NUNAWADING 3131 (REI)

Agent Comments

3   1   1

**Price:** \$920,000  
**Method:** Private Sale  
**Date:** 05/05/2020  
**Rooms:** 5  
**Property Type:** House (Res)