

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 Moray Grove, Vermont South Vic 3133

Indicative selling price

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

Range between \$1,100,000 & \$1,210,000

Median sale price

Median price \$1,202,500 Property Type House Suburb Vermont South

Period - From 01/10/2019 to 30/09/2020 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	2 Clendon Ct VERMONT SOUTH 3133	\$1,205,000	18/06/2020
2	7 Settlers Ct VERMONT SOUTH 3133	\$1,180,000	15/06/2020
3	2 Mindah Ct VERMONT SOUTH 3133	\$1,150,000	25/04/2020

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:

21/10/2020 12:03



4 2 3

Property Type: House (Previously Occupied - Detached)
Land Size: 652 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,210,000
Median House Price
Year ending September 2020: \$1,202,500

Comparable Properties



2 Clendon Ct VERMONT SOUTH 3133 (REI/VG) Agent Comments

4 2 2

Price: \$1,205,000
Method: Private Sale
Date: 18/06/2020
Property Type: House (Res)
Land Size: 1098 sqm approx



7 Settlers Ct VERMONT SOUTH 3133 (REI) Agent Comments

4 2 4

Price: \$1,180,000
Method: Private Sale
Date: 15/06/2020
Property Type: House
Land Size: 795 sqm approx



2 Mindah Ct VERMONT SOUTH 3133 (REI/VG) Agent Comments

4 2 2

Price: \$1,150,000
Method: Private Sale
Date: 25/04/2020
Property Type: House
Land Size: 826 sqm approx