

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 8 Kingsclere Street, Vermont Vic 3133

Indicative selling price

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

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

Median sale price

Median price \$1,059,250 Property Type House Suburb Vermont

Period - From 01/04/2020 to 31/03/2021 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	1 Hylton Cr FOREST HILL 3131	\$1,195,000	30/01/2021
2	2 Yardley Ct FOREST HILL 3131	\$1,050,000	04/03/2021
3	38 Denis St VERMONT 3133	\$1,000,000	09/02/2021

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: 19/05/2021 09:26



3 1 2

Property Type: House
Land Size: 775 sqm approx

Agent Comments

Separate Outdoor Studio Extra Off Street Parking

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

Year ending March 2021: \$1,059,250

Comparable Properties



1 Hylton Cr FOREST HILL 3131 (REI/VG)

Agent Comments

3 1 4

Price: \$1,195,000
Method: Auction Sale
Date: 30/01/2021
Property Type: House (Res)
Land Size: 754 sqm approx



2 Yardley Ct FOREST HILL 3131 (REI/VG)

Agent Comments

3 1 2

Price: \$1,050,000
Method: Private Sale
Date: 04/03/2021
Rooms: 5
Property Type: House (Res)
Land Size: 582 sqm approx



38 Denis St VERMONT 3133 (REI/VG)

Agent Comments

3 1 2

Price: \$1,000,000
Method: Private Sale
Date: 09/02/2021
Property Type: House
Land Size: 585 sqm approx