



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

23 Scarborough Road,  
VERMONT SOUTH 3133

House



4 beds



2 baths



2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$1,090,000 - \$1,190,000**

### Median sale price

Median **House** for **VERMONT SOUTH** for period **Jan 2018 - Dec 2018**

Sourced from **Property Data Online**.

**\$1,150,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**3 Warwick Court,**  
VERMONT SOUTH 3133

Price **\$1,220,000** Sold 22  
September 2018

**3 Silverene Court,**  
VERMONT SOUTH 3133

Price **\$1,188,000** Sold 21  
November 2018

**14 Fortescue Grove,**  
VERMONT SOUTH 3133

Price **\$1,120,000** Sold 15  
February 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Property Data Online.

### M J Docking & Associates

606 Canterbury Road,  
Vermont VIC 3133

### Contact agents



Adam Docking

03 8877 7022  
0418 88 25 25

[adam@mjdocking.com.au](mailto:adam@mjdocking.com.au)

