

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

119 Jolimont Road Vermont VIC 3133

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$950,000

&

\$1,020,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,210,000

Property type

House

Suburb

Vermont

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

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 6 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

Address of comparable property	Price	Date of sale
144 Morack Road Vermont South VIC 3133	\$950,000	29-Oct-21

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 6 months.

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Ashley Bynon
P (03) 9877 7022
M 0408 773133
E ashley@mjdocking.com.au



**144 Morack Road Vermont South
VIC 3133**

 3  1  2

Sold Price **\$950,000** Sold Date **29-Oct-21**

Distance **1.23km**

RS = Recent sale UN = Undisclosed Sale

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