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 | |
|---|--|
| | |

Indicative selling price

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

| Range between | \$480,000 | & | \$528,000 |
|---------------|-----------|---|-----------|
| | | 1 | |

Median sale price

| Median price | \$806,000 | Pro | perty Type | Unit | | Suburb | Vermont |
|---------------|------------|-----|------------|------|--------|--------|---------|
| Period - From | 01/04/2022 | to | 31/03/2023 | | 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

| Address of comparable property | | Price | Date of sale |
|--------------------------------|--|-----------|--------------|
| 1 | 1/24 Creek Rd MITCHAM 3132 | \$545,000 | 21/01/2023 |
| 2 | 2/517 Mitcham Rd VERMONT 3133 | \$515,000 | 15/02/2023 |
| 3 | 6/84 Mount Pleasant Rd NUNAWADING 3131 | \$487,000 | 11/02/2023 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 14/06/2023 23:00 |
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|--|------------------|









Rooms: 4

Property Type: Unit **Agent Comments**

Indicative Selling Price \$480,000 - \$528,000 **Median Unit Price** Year ending March 2023: \$806,000

Comparable Properties



1/24 Creek Rd MITCHAM 3132 (REI/VG)

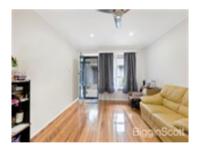
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Price: \$545,000 Method: Private Sale Date: 21/01/2023 Property Type: Unit

Agent Comments



2/517 Mitcham Rd VERMONT 3133 (REI)

——— 2







Price: \$515,000

Method: Sold Before Auction

Date: 15/02/2023 Property Type: Unit Agent Comments



6/84 Mount Pleasant Rd NUNAWADING 3131

(REI/VG)

1 2





Price: \$487,000 Method: Auction Sale Date: 11/02/2023 Property Type: Unit Land Size: 82 sqm approx Agent Comments

Account - O'Brien Real Estate Vermont | P: 03 9087 1087



