

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

4/135 Jolimont Road, Vermont Vic 3133

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$840,000

Property Type

Unit

Suburb

Vermont

Period - From

01/01/2022

to

31/03/2022

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	2/56 Betula Av VERMONT 3133	\$788,000	31/03/2022
2	2/23 Boronia Rd VERMONT 3133	\$785,400	25/03/2022
3	9/7 Stevens Rd VERMONT 3133	\$690,000	25/01/2022

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:

09/05/2022 16:52



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Property Type: Unit
Land Size: 179 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$750,000
Median Unit Price
March quarter 2022: \$840,000

Comparable Properties



2/56 Betula Av VERMONT 3133 (REI)

Agent Comments

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Price: \$788,000
Method: Private Sale
Date: 31/03/2022
Property Type: Unit
Land Size: 204 sqm approx



2/23 Boronia Rd VERMONT 3133 (REI/VG)

Agent Comments

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Price: \$785,400
Method: Private Sale
Date: 25/03/2022
Property Type: Unit
Land Size: 270 sqm approx



9/7 Stevens Rd VERMONT 3133 (REI)

Agent Comments

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Price: \$690,000
Method: Private Sale
Date: 25/01/2022
Property Type: Unit