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	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$700,000		8		\$750,000			
Median sale p	rice							
Median price	\$840,000	Pro	operty Type	Unit			Suburb	Vermont
Period - From	01/01/2022	to	31/03/2022		So	ource	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.

Add	dress 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









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)



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

Agent Comments

Harcourts

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



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

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

Account - Barry Plant | P: 03 9842 8888



propertydata

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