

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

1 Gallus Close, Vermont Vic 3133

Indicative selling price

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

Range between \$1,390,000

&

\$1,480,000

Median sale price

Median price \$1,059,250

Property Type House

Suburb Vermont

Period - From 01/04/2020

to 31/03/2021

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 Grey St VERMONT 3133	\$1,588,000	19/03/2021
2	18 Winjallock Cr VERMONT SOUTH 3133	\$1,430,000	08/05/2021
3	26 Philip St VERMONT 3133	\$1,412,500	20/05/2021

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:

24/05/2021 14:17

1 Gallus Close, Vermont Vic 3133

**Jellis
Craig**

Daniel Bullen

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Indicative Selling Price

\$1,390,000 - \$1,480,000

Median House Price

Year ending March 2021: \$1,059,250



4 2 2

Property Type: House

Land Size: 547 sqm approx

Agent Comments

Comparable Properties



2 Grey St VERMONT 3133 (REI)

Agent Comments

4 2 2

Price: \$1,588,000

Method: Private Sale

Date: 19/03/2021

Property Type: House

Land Size: 669 sqm approx



18 Winjallock Cr VERMONT SOUTH 3133 (REI) **Agent Comments**

4 3 2

Price: \$1,430,000

Method: Private Sale

Date: 08/05/2021

Property Type: House



26 Philip St VERMONT 3133 (REI)

Agent Comments

4 2 2

Price: \$1,412,500

Method: Private Sale

Date: 20/05/2021

Property Type: House

Land Size: 681 sqm approx

Account - Jellis Craig | P: (03) 9908 5700