

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 Laidlaw Court, Vermont Vic 3133

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,030,000 House X Unit Suburb Vermont

Period - From 01/10/2017 to 31/12/2017 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	13 Willow Av MITCHAM 3132	\$990,000	16/09/2017
2	41 Owen St MITCHAM 3132	\$985,000	25/11/2017
3	21 Good Governs St MITCHAM 3132	\$961,000	03/02/2018

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.



 3  1  1

Rooms:

Property Type: House (Res)

Land Size: 544 sqm approx

Agent Comments

Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

December quarter 2017: \$1,030,000

Comparable Properties



13 Willow Av MITCHAM 3132 (REI)

Agent Comments

 3  1  -

Price: \$990,000

Method: Auction Sale

Date: 16/09/2017

Rooms: 5

Property Type: House (Res)

Land Size: 680 sqm approx



41 Owen St MITCHAM 3132 (REI)

Agent Comments

 3  1  1

Price: \$985,000

Method: Auction Sale

Date: 25/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 582 sqm approx



21 Good Governs St MITCHAM 3132 (REI)

Agent Comments

 3  1  2

Price: \$961,000

Method: Private Sale

Date: 03/02/2018

Rooms: 4

Property Type: House (Res)

Land Size: 605 sqm approx