

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

21 Pioneer Close, Vermont South Vic 3133

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,202,500

Property Type

House

Suburb

Vermont South

Period - From

01/10/2019

to

30/09/2020

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	52 Camelot Dr GLEN WAVERLEY 3150	\$1,550,000	28/04/2020
2	3 Stockmans Dr VERMONT SOUTH 3133	\$1,400,000	30/04/2020
3			

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:

28/10/2020 12:20



Rooms: 10

Property Type: Land

Land Size: 650 sqm approx

Agent Comments

Comparable Properties



52 Camelot Dr GLEN WAVERLEY 3150
(REI/VG)

Agent Comments



Price: \$1,550,000

Method: Private Sale

Date: 28/04/2020

Rooms: 6

Property Type: House (Res)

Land Size: 655 sqm approx



3 Stockmans Dr VERMONT SOUTH 3133
(REI/VG)

Agent Comments



Price: \$1,400,000

Method: Private Sale

Date: 30/04/2020

Rooms: 6

Property Type: House

Land Size: 788 sqm approx

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.