Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 21 Pioneer Close, Vermont South Vic 3133

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,400,000		&		\$1,500,000				
Median sale p	rice								
Median price	\$1,202,500	Pro	operty Type	Hou	se		Suburb	Vermont South	
Period - From	01/10/2019	to	30/09/2020		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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



21 Pioneer Close, Vermont South Vic 3133



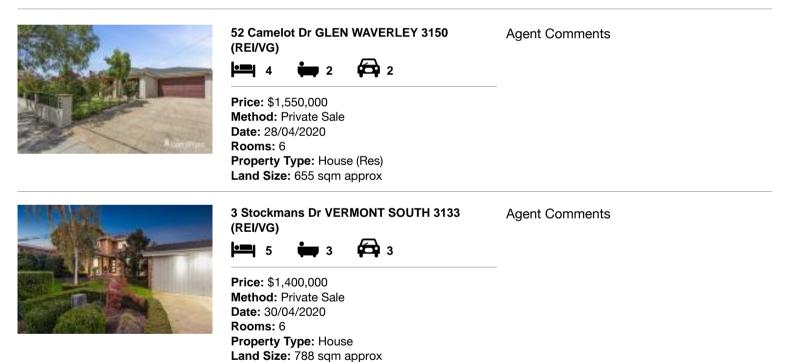
Pioneer ci Coogle 20 Imagery C2020 CNES I Airbus, Maxar Technologies



Rooms: 10 Property Type: Land Land Size: 650 sqm approx Agent Comments Andrew Luke 0399085700 0419154064 andrewluke@jelliscraig.com.au

Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price Year ending September 2020: \$1,202,500

Comparable Properties



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.

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.