

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

2 Clematis Street, Vermont Vic 3133

Indicative selling price

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

Single price

\$930,000

Median sale price

Median price

\$1,075,000

Property Type

House

Suburb

Vermont

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	33 Blanche Dr VERMONT 3133	\$941,000	28/11/2020
2	19 Beddoe Rd VERMONT 3133	\$913,300	18/10/2020
3	18 Lexington St VERMONT 3133	\$910,000	31/07/2020

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:

21/12/2020 10:03

2 Clematis Street, Vermont Vic 3133



Tynan Carr
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3 1 2

Property Type: House
Land Size: 594 sqm approx
Agent Comments

Indicative Selling Price
\$930,000
Median House Price
Year ending September 2020: \$1,075,000

Comparable Properties



33 Blanche Dr VERMONT 3133 (REI)

Agent Comments

3 1 1

Price: \$941,000
Method: Auction Sale
Date: 28/11/2020
Property Type: House (Res)
Land Size: 585 sqm approx



19 Beddoe Rd VERMONT 3133 (REI/VG)

Agent Comments

3 1 1

Price: \$913,300
Method: Private Sale
Date: 18/10/2020
Property Type: House
Land Size: 614 sqm approx



18 Lexington St VERMONT 3133 (REI/VG)

Agent Comments

3 1 -

Price: \$910,000
Method: Private Sale
Date: 31/07/2020
Property Type: House
Land Size: 536 sqm approx

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.