
STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

8 Felgate Parade, Vermont South

Indicative selling price

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

\$1,380,000

Median sale price

Median price \$1,400,000

House

x

Suburb Vermont South

Period - From 23/02/2017 to 12/06/2017

Source REIV propertydata.com.au

Comparable property sales

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 Colonial Drive, Vermont South	\$1,380,000	18/05/2017
2. 21 Barossa Avenue, Vermont South	UNDISCLOSED	07/06/2017
3. 827 Highbury Road, Vermont South	\$1,430,000	25/03/2017