

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

20 Renmark Court, Vermont South Vic 3133

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,250,000

Property Type House

Suburb Vermont South

Period - From 01/10/2019

to 31/12/2019

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	3 Avila Ct VERMONT 3133	\$1,110,000	19/10/2019
2	36 Mullens Rd VERMONT SOUTH 3133	\$1,100,000	13/12/2019
3	1 Kolonga Ct VERMONT SOUTH 3133	\$1,088,000	14/11/2019

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:

13/02/2020 17:18



4 3 2

Property Type: Misc
Improvements Residential (no dwelling)

Land Size: 887 sqm approx

Agent Comments

Comparable Properties



3 Avila Ct VERMONT 3133 (REI/VG)

Agent Comments

4 3 2

Price: \$1,110,000

Method: Auction Sale

Date: 19/10/2019

Property Type: House (Res)

Land Size: 717 sqm approx



36 Mullens Rd VERMONT SOUTH 3133 (REI)

Agent Comments

4 2 2

Price: \$1,100,000

Method: Sold Before Auction

Date: 13/12/2019

Rooms: 7

Property Type: House (Res)

Land Size: 695 sqm approx



1 Kolonga Ct VERMONT SOUTH 3133 (REI)

Agent Comments

4 2 2

Price: \$1,088,000

Method: Sold Before Auction

Date: 14/11/2019

Property Type: House (Res)