

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	4 Bracknell Court, Vermont South Vic 3133
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,150,000	&	\$1,265,000
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Median sale price

Median price	\$1,150,000	Hou	use X	Unit		Suburb	Vermont South
Period - From	01/01/2018	to	31/12/2018		Source	REIV	

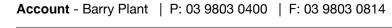
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	88 Terrara Rd VERMONT SOUTH 3133	\$1,250,000	24/09/2018
2	11 Eden Valley CI VERMONT SOUTH 3133	\$1,190,000	27/10/2018
3	3 Silverene Ct VERMONT SOUTH 3133	\$1,188,000	21/11/2018

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.







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