

Statement of Information

Single residential property located in the Melbourne metropolitan area

	Section 47AF								of the Estate Agents Act 1980			
Property offer	ed for s	sale										
Address Including suburb and postcode		17 Nicholi Walk, Vermont South Vic 3133										
Indicative sell	ing pric	е										
For the meaning	of this p	orice see o	consi	umer.vic.gov.	au/un	derquoting						
Range between \$960,0		000		&	\$	1,050,000						
Median sale p	rice											
Median price	\$1,160,	000	Hous	se X	Unit			Suburb	Vermo	ont South		
Period - From	01/01/2	018	to	31/03/2018		Source	RE	IV				
Comparable p	roperty	sales (*	'Dele	ete A or B b	elow	as applica	ble))				
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	Da	ate of sale			
1												
2												
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.

Account - Noel Jones | P: 03 9877 1855 | F: 03 9877 1955

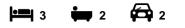




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Rooms: 6

Property Type: House (Res) **Land Size:** 517 sqm approx

Agent Comments

Indicative Selling Price \$960,000 - \$1,050,000 Median House Price March quarter 2018: \$1,160,000

Comparable Properties

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