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<br>Including suburb and postcode | 2 Rickson Place, Vermont Vic 3133 |

## Indicative selling price

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

Single price $1,000,000

## Median sale price

Median price $1,059,250 Property Type House Suburb Vermont

Period - From 01/01/2021 to 31/03/2021 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 | 2 Carramar Ct VERMONT 3133 | $1,087,000 | 24/04/2021 |
| 2 | 74 Betula Av VERMONT 3133 | $999,000 | 23/01/2021 |
| 3 | 48 Husband Rd FOREST HILL 3131 | $987,000 | 11/02/2021 |

**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: 18/05/2021 11:30

# 2 Rickson Place, Vermont Vic 3133

Anthony Atharson
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3 2 2

**Property Type:**
**Land Size:** 525 sqm approx

Agent Comments

**Indicative Selling Price**
$1,000,000
**Median House Price**
March quarter 2021: $1,059,250

## Comparable Properties

**2 Carramar Ct VERMONT 3133 (REI)**

3 2 1

**Price:** $1,087,000
**Method:** Auction Sale
**Date:** 24/04/2021
**Property Type:** House (Res)
**Land Size:** 529 sqm approx

Agent Comments

**74 Betula Av VERMONT 3133 (REI/VG)**

3 1 2

**Price:** $999,000
**Method:** Auction Sale
**Date:** 23/01/2021
**Property Type:** House (Res)
**Land Size:** 663 sqm approx

Agent Comments

**48 Husband Rd FOREST HILL 3131 (REI/VG)**

3 2 2

**Price:** $987,000
**Method:** Sold Before Auction
**Date:** 11/02/2021
**Property Type:** House (Res)
**Land Size:** 423 sqm approx

Agent Comments



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.