

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

13 Consort Avenue, Vermont South Vic 3133

Indicative selling price

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

Range between \$870,000 & \$957,000

Median sale price

Median price \$1,202,000 House X Unit Suburb Vermont South

Period - From 01/01/2017 to 31/12/2017 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	117 Jolimont Rd VERMONT 3133	\$950,000	18/11/2017
2	82 Terrara Rd VERMONT 3133	\$905,000	14/10/2017
3	13 Stevens Rd VERMONT 3133	\$900,000	12/08/2017

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.

Daniel Cripps
9801 4777
0418 517 480
dcripps@barryplant.com.au

Indicative Selling Price

\$870,000 - \$957,000

Median House Price

Year ending December 2017: \$1,202,000



Rooms:

Property Type: House

Agent Comments

Comparable Properties



117 Jolimont Rd VERMONT 3133 (REI)

Agent Comments



Price: \$950,000

Method: Auction Sale

Date: 18/11/2017

Rooms: 4

Property Type: House (Res)

Land Size: 610 sqm approx



82 Terrara Rd VERMONT 3133 (REI)

Agent Comments



Price: \$905,000

Method: Auction Sale

Date: 14/10/2017

Rooms: 5

Property Type: House (Res)

Land Size: 598 sqm approx



13 Stevens Rd VERMONT 3133 (REI)

Agent Comments



Price: \$900,000

Method: Auction Sale

Date: 12/08/2017

Rooms: 7

Property Type: House (Res)

Land Size: 531 sqm approx