

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

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered	d for sale			
Including suburk		Avenue, Vermon	t South Vic 3133	
Indicative sellin	• .	nsumer vic gov a	ı/underguoting	
- 1	·			1
Range between	\$870,000	&	\$957,000	

Median sale price

Median price	\$1,202,000	Ηοι	ıse 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.

Add	dress 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

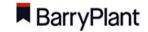
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant





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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)

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Price: \$950,000 **Method:** Auction Sale **Date:** 18/11/2017

Rooms: 4

Property Type: House (Res) **Land Size:** 610 sqm approx

Agent Comments



82 Terrara Rd VERMONT 3133 (REI)

-3

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6

Price: \$905,000 **Method:** Auction Sale **Date:** 14/10/2017

Rooms: 5

Property Type: House (Res) Land Size: 598 sqm approx

Agent Comments



13 Stevens Rd VERMONT 3133 (REI)

4





Price: \$900,000
Method: Auction Sale
Date: 12/08/2017

Rooms: 7

Property Type: House (Res) **Land Size:** 531 sqm approx

Agent Comments

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