

## 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

19 Tullimbar Circuit, Vermont South Vic 3133

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,100,000

#### Median sale price

Median price \$1,200,000

House

X

Unit

Suburb

Vermont South

Period - From 01/04/2018

to

30/06/2018

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.

	Address of comparable property	Price	Date of sale
1	9 Elonara Rd VERMONT SOUTH 3133	\$1,150,000	17/03/2018
2	3 Huon Ct VERMONT SOUTH 3133	\$1,140,000	25/03/2018
3	12 Moray Gr VERMONT SOUTH 3133	\$1,100,666	06/04/2018

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.