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

4 Premier Avenue, Vermont Vic 3133

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,400,000		&		\$1,500,000			
Median sale p	rice							
Median price	\$1,207,500	Pro	operty Type	Hou	se		Suburb	Vermont
Period - From	01/04/2021	to	30/06/2021		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	656 Canterbury Rd VERMONT 3133	\$1,500,000	12/04/2021
2	15 Ferguson St MITCHAM 3132	\$1,460,000	20/05/2021
3	7 Milne St MITCHAM 3132	\$1,425,000	03/06/2021

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:

28/09/2021 11:54



Mc**Grath**





Property Type: House Land Size: 1087 sqm approx Agent Comments Daniel Motalli 03 9877 1277 0418 804 787 danielmotalli@mcgrath.com.au

Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price June quarter 2021: \$1,207,500

Comparable Properties



656 Canterbury Rd VERMONT 3133 (REI/VG) Agent Comments



Price: \$1,500,000 Method: Private Sale Date: 12/04/2021 Property Type: House Land Size: 1200 sqm approx

15 Ferguson St MITCHAM 3132 (REI)

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Price: \$1,460,000

Method: Sold Before Auction

Property Type: House (Res) Land Size: 1042 sqm approx

Date: 20/05/2021



7 Milne St MITCHAM 3132 (REI)



Agent Comments

Agent Comments

Price: \$1,425,000 Method: Sold Before Auction Date: 03/06/2021 Property Type: House (Res) Land Size: 852 sqm approx

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613





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