

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 consumer.vic.gov.au/underquoting

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,207,500

Property Type House

Suburb Vermont

Period - From 01/04/2021

to

30/06/2021

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	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

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Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

June quarter 2021: \$1,207,500



3 2 1

Property Type: House

Land Size: 1087 sqm approx

Agent Comments

Comparable Properties



656 Canterbury Rd VERMONT 3133 (REI/VG)

Agent Comments

4 2 2

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)

Agent Comments

4 1 3

Price: \$1,460,000

Method: Sold Before Auction

Date: 20/05/2021

Property Type: House (Res)

Land Size: 1042 sqm approx



7 Milne St MITCHAM 3132 (REI)

Agent Comments

4 1 2

Price: \$1,425,000

Method: Sold Before Auction

Date: 03/06/2021

Property Type: House (Res)

Land Size: 852 sqm approx

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