

## 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 7 Pioneer Close, 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)

Range between \$1,050,000 & \$1,120,000

#### Median sale price

Median price \$1,110,000 House X Unit Suburb Vermont South

Period - From 01/10/2018 to 31/12/2018 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	3 Silverene Ct VERMONT SOUTH 3133	\$1,188,000	21/11/2018
2	5 Consort Av VERMONT SOUTH 3133	\$1,125,000	31/10/2018
3	250 Morack Rd VERMONT SOUTH 3133	\$1,100,000	02/01/2019

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.



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**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 660 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,050,000 - \$1,120,000

**Median House Price**

December quarter 2018: \$1,110,000

## Comparable Properties

**3 Silverene Ct VERMONT SOUTH 3133 (REI)**

Agent Comments

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**Price:** \$1,188,000

**Method:** Sold Before Auction

**Date:** 21/11/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 724 sqm approx

**5 Consort Av VERMONT SOUTH 3133 (REI/VG)**

Agent Comments

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  2
  2

**Price:** \$1,125,000

**Method:** Private Sale

**Date:** 31/10/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 650 sqm approx

**250 Morack Rd VERMONT SOUTH 3133 (REI)**

Agent Comments

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  2
  2

**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 02/01/2019

**Rooms:** -

**Property Type:** House

**Land Size:** 790 sqm approx