

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

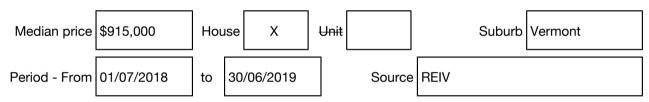
nd I5 Barbara Street, Vermont Vic 3133 de

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$880,000	&	\$960,000
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Median sale price



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	45 Purches St MITCHAM 3132	\$982,000	07/09/2019
2	21 Philip St VERMONT 3133	\$860,006	25/06/2019
3	39 Scott St VERMONT 3133	\$855,000	24/08/2019

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.

Account - Jellis Craig | P: (03) 9908 5700

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: 6 Property Type: House (Previously Occupied - Detached) Land Size: 719 sqm approx Agent Comments Christine Bafas 9908 5708 0427 835 610 christinebafas@jelliscraig.com.au

Indicative Selling Price \$880,000 - \$960,000 Median House Price Year ending June 2019: \$915,000

Comparable Properties

45 Purches St MITCHAM 3132 (REI) 3 1 2 Price: \$982,000 Method: Auction Sale Date: 07/09/2019 Rooms: - Property Type: House (Res) Land Size: 715 sqm approx	Agent Comments
21 Philip St VERMONT 3133 (REI/VG) 21 Philip St VERMONT 3133 (REI/VG) 21 Price: \$860,006 Method: Private Sale Date: 25/06/2019 Rooms: 7 Property Type: House Land Size: 587 sqm approx	Agent Comments
39 Scott St VERMONT 3133 (REI) 4 1 2 Price: \$855,000 Method: Auction Sale Date: 24/08/2019 Rooms: 5 Property Type: House (Res) Land Size: 584 sqm approx	Agent Comments

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