

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

15 Barbara Street, Vermont Vic 3133

Indicative selling price

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

Range between \$880,000

&

\$960,000

Median sale price

Median price \$915,000

House

X

Unit

Suburb Vermont

Period - From 01/07/2018

to

30/06/2019

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	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.

15 Barbara Street, Vermont Vic 3133



Christine Bafas

9908 5708

0427 835 610

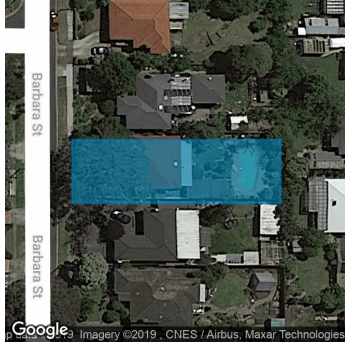
christinebafas@jellisrcraig.com.au

Indicative Selling Price

\$880,000 - \$960,000

Median House Price

Year ending June 2019: \$915,000



3 1 1

Rooms: 6

Property Type: House (Previously Occupied - Detached)

Land Size: 719 sqm approx

Agent Comments

Comparable Properties

45 Purches St MITCHAM 3132 (REI)

Agent Comments

3 1 2

Price: \$982,000

Method: Auction Sale

Date: 07/09/2019

Rooms: -

Property Type: House (Res)

Land Size: 715 sqm approx



21 Philip St VERMONT 3133 (REI/VG)

Agent Comments

3 1 2

Price: \$860,006

Method: Private Sale

Date: 25/06/2019

Rooms: 7

Property Type: House

Land Size: 587 sqm approx



39 Scott St VERMONT 3133 (REI)

Agent Comments

4 1 2

Price: \$855,000

Method: Auction Sale

Date: 24/08/2019

Rooms: 5

Property Type: House (Res)

Land Size: 584 sqm approx