

## 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

9/12 Short Street Vermont VIC 3133

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$820,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$725,000

Property type

Unit

Suburb

Vermont

Period-from

01 Jul 2019

to

30 Jun 2020

Source

Corelogic

### 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 6 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

3/12 Short Street Vermont VIC 3133	\$859,000	02-Apr-20
2/12 Short Street Vermont VIC 3133	\$890,000	14-Mar-20
11A Karwitha Street Vermont VIC 3133	\$855,000	07-Mar-20

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 6 months.~~

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**3/12 Short Street Vermont VIC 3133** Sold Price **\$859,000** Sold Date **02-Apr-20**  
 4 2 2 Distance **0.06km**



**2/12 Short Street Vermont VIC 3133** Sold Price **\$890,000** Sold Date **14-Mar-20**  
 3 2 2 Distance **0.07km**



**11A Karwitha Street Vermont VIC 3133** Sold Price **\$855,000** Sold Date **07-Mar-20**  
 3 2 2 Distance **0.72km**

RS = Recent sale UN = Undisclosed Sale

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