

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 41 ELANORA ROAD, VERMONT SOUTH VIC 3133

Indicative selling price

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

Single price or range between \$ 1,080,000 & \$ 1,188,000

Median sale price

Median price \$1,187,000 Property type HOUSE Suburb VERMONT SOUTH

Period - From 28/05/2020 to 28/10/2020 Source PRICE FINDER

Comparable property sales

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
9 Stockmans Drive Vermont South VIC 3133	\$1,085,000	28/05/2020
7 Settlers Ct VERMONT SOUTH 3133	\$ 1,180,000	15/06/2020
21 Timbertop Drive Vermont VIC 3133	\$1,150,000	01/10/2020

This Statement of Information was prepared on: 28th/10/2020