

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

1 Remy Court, Vermont South Vic 3133

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,447,500

Property Type House

Suburb Vermont South

Period - From 01/07/2021

to 30/09/2021

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	25 Gaynor Cr GLEN WAVERLEY 3150	\$1,400,000	28/06/2021
2	13 Ferres Ct GLEN WAVERLEY 3150	\$1,390,000	10/07/2021
3	4 White Ash Ct VERMONT SOUTH 3133	\$1,370,000	19/05/2021

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.~~

This Statement of Information was prepared on:

18/10/2021 16:09



Rooms: 7

Property Type: House

Land Size: 656.61 sqm approx

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

September quarter 2021: \$1,447,500

Comparable Properties



25 Gaynor Cr GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$1,400,000

Method: Private Sale

Date: 28/06/2021

Property Type: House

Land Size: 664 sqm approx



13 Ferres Ct GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



Price: \$1,390,000

Method: Auction Sale

Date: 10/07/2021

Property Type: House (Res)

Land Size: 702 sqm approx



4 White Ash Ct VERMONT SOUTH 3133 (REI/VG)

Agent Comments



Price: \$1,370,000

Method: Private Sale

Date: 19/05/2021

Property Type: House

Land Size: 797 sqm approx

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