## 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	1 Nadia Place, Vermont South Vic 3133
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$1,250,000	&	\$1,350,000
-			

#### Median sale price

Median price	\$1,205,000	Pro	perty Type	House		Suburb	Vermont South
Period - From	01/01/2020	to	31/12/2020		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

Add	dress of comparable property	Price	Date of sale
1	16 Winjallock Cr VERMONT SOUTH 3133	\$1,290,000	12/12/2020
2	9 Barradine Cr VERMONT SOUTH 3133	\$1,275,000	20/03/2021
3	19 Walbrook Dr VERMONT SOUTH 3133	\$1,270,000	15/12/2020

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	09/04/2021 13:54



# **McGrath**

Wilson Shi 03 9889 8800 0420 481 226 Wilsonshi@Mcgrath.com.au

Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price

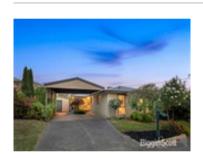
Year ending December 2020: \$1,205,000



Property Type: House
Land Size: 896 sqm approx

Agent Comments

# Comparable Properties



16 Winjallock Cr VERMONT SOUTH 3133 (REI/VG)

**Price:** \$1,290,000 **Method:** Auction Sale **Date:** 12/12/2020

**Property Type:** House (Res) **Land Size:** 855 sqm approx

Agent Comments



9 Barradine Cr VERMONT SOUTH 3133 (REI)

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Price: \$1,275,000

Method: Auction Sale Date: 20/03/2021 Property Type: House

Property Type: House (Res) Land Size: 655 sqm approx Agent Comments



19 Walbrook Dr VERMONT SOUTH 3133

(REI/VG)

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Price: \$1,270,000 Method: Private Sale Date: 15/12/2020 Property Type: House Land Size: 657 sqm approx **Agent Comments** 

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



