

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 Nadia Place, Vermont South Vic 3133

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

Property 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	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 comparable properties 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



Property Type: House

Land Size: 896 sqm approx

Agent Comments

Comparable Properties



16 Winjallock Cr VERMONT SOUTH 3133 (REI/VG)

Agent Comments



Price: \$1,290,000

Method: Auction Sale

Date: 12/12/2020

Property Type: House (Res)

Land Size: 855 sqm approx



9 Barradine Cr VERMONT SOUTH 3133 (REI)

Agent Comments



Price: \$1,275,000

Method: Auction Sale

Date: 20/03/2021

Property Type: House (Res)

Land Size: 655 sqm approx



19 Walbrook Dr VERMONT SOUTH 3133 (REI/VG)

Agent Comments



Price: \$1,270,000

Method: Private Sale

Date: 15/12/2020

Property Type: House

Land Size: 657 sqm approx