

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 Carlinga Drive, Vermont Vic 3133

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,256,000

Property Type House

Suburb Vermont

Period - From 01/04/2022

to 30/06/2022

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 | 35 Philip St VERMONT 3133 | \$1,200,000 | 23/04/2022 |
| 2 | 2 Evans Ct VERMONT 3133 | \$1,150,000 | 28/05/2022 |
| 3 | 4 Carlinga Dr VERMONT 3133 | \$1,091,000 | 25/06/2022 |

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:

02/09/2022 17:50



3 0 2

Rooms: 6
Property Type: House
Land Size: 647 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
June quarter 2022: \$1,256,000

Comparable Properties



35 Philip St VERMONT 3133 (REI/VG)

Agent Comments

3 1 2

Price: \$1,200,000
Method: Auction Sale
Date: 23/04/2022
Property Type: House (Res)
Land Size: 601 sqm approx

2 Evans Ct VERMONT 3133 (REI/VG)

Agent Comments

3 1 2

Price: \$1,150,000
Method: Auction Sale
Date: 28/05/2022
Property Type: House (Res)
Land Size: 600 sqm approx

4 Carlinga Dr VERMONT 3133 (REI/VG)

Agent Comments

3 1 -

Price: \$1,091,000
Method: Private Sale
Date: 25/06/2022
Property Type: House (Res)
Land Size: 649 sqm approx