## 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

10 Aubrey Street, Vermont Vic 3133

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$800,000		&		\$880,000			
Median sale p	ice							
Median price	\$1,120,000	Pro	operty Type	Hou	ISE		Suburb	Vermont
Period - From	01/01/2020	to	31/03/2020		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	5 Liddle Way VERMONT 3133	\$920,000	16/03/2020
2	55 Betula Av VERMONT 3133	\$882,000	01/02/2020
3	15 Adele St VERMONT 3133	\$862,000	07/02/2020

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:

01/07/2020 11:52









Property Type: House Land Size: 647 sqm approx Agent Comments Indicative Selling Price \$800,000 - \$880,000 Median House Price March quarter 2020: \$1,120,000

# **Comparable Properties**



5 Liddle Way VERMONT 3133 (REI)

Price: \$920,000 Method: Sold Before Auction Date: 16/03/2020 Rooms: 6 Property Type: House (Res) Land Size: 505 sqm approx Agent Comments



55 Betula Av VERMONT 3133 (VG)



Price: \$882,000 Method: Sale Date: 01/02/2020 Property Type: House (Res) Land Size: 698 sqm approx



15 Adele St VERMONT 3133 (REI/VG)



Price: \$862,000 Method: Private Sale Date: 07/02/2020 Property Type: House Land Size: 640 sqm approx Agent Comments

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.