

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

25 Holyrood Drive, Vermont Vic 3133

Indicative selling price

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

Range between \$1,100,000

&

\$1,180,000

Median sale price

Median price \$1,030,000

House

X

Unit

Suburb Vermont

Period - From 01/10/2017

to

31/12/2017

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	17 Minchinbury Dr VERMONT SOUTH 3133	\$1,198,000	06/12/2017
2	6 Silverene Ct VERMONT SOUTH 3133	\$1,135,000	02/10/2017
3	5 Judy Ct VERMONT 3133	\$1,133,000	28/10/2017

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.



Rooms:

Property Type: House

Land Size: 869 sqm approx

Agent Comments

Comparable Properties



17 Minchinbury Dr VERMONT SOUTH 3133 (REI)

Agent Comments



Price: \$1,198,000

Method: Private Sale

Date: 06/12/2017

Rooms: -

Property Type: House

Land Size: 860 sqm approx



6 Silverene Ct VERMONT SOUTH 3133 (REI)

Agent Comments



Price: \$1,135,000

Method: Sold Before Auction

Date: 02/10/2017

Rooms: 6

Property Type: House (Res)

Land Size: 898 sqm approx



5 Judy Ct VERMONT 3133 (REI)

Agent Comments



Price: \$1,133,000

Method: Auction Sale

Date: 28/10/2017

Rooms: 8

Property Type: House (Res)

Land Size: 880 sqm approx