

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

6 Frances Avenue, Vermont Vic 3133

Indicative selling price

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

Range between \$1,100,000

&

\$1,210,000

Median sale price

Median price \$1,120,000

Property Type House

Suburb Vermont

Period - From 01/01/2020

to

31/03/2020

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	31 Winswood CI VERMONT SOUTH 3133	\$1,220,000	14/03/2020
2	42 Philip St VERMONT 3133	\$1,180,000	27/02/2020
3	4 Barton Ct VERMONT 3133	\$1,130,000	31/12/2019

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:

26/05/2020 22:12



4 2 2

Property Type: House

Land Size: 914 sqm approx

Agent Comments

Comparable Properties



31 Winswood CI VERMONT SOUTH 3133 (REI/VG)

Agent Comments

4 2 4

Price: \$1,220,000

Method: Auction Sale

Date: 14/03/2020

Property Type: House (Res)

Land Size: 873 sqm approx



42 Philip St VERMONT 3133 (REI/VG)

Agent Comments

4 2 3

Price: \$1,180,000

Method: Sold Before Auction

Date: 27/02/2020

Property Type: House (Res)

Land Size: 668 sqm approx



4 Barton Ct VERMONT 3133 (VG)

Agent Comments

4 - -

Price: \$1,130,000

Method: Sale

Date: 31/12/2019

Property Type: House (Res)

Land Size: 729 sqm approx