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 Caroben Avenue, Vermont Vic 3133

Indicative selling price

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

Range between | $1,000,000 | & | $1,100,000

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	11 Beleura Av VERMONT 3133	$1,165,000	19/06/2020
2	57 Orient Av MITCHAM 3132	$1,015,500	15/02/2020
3	6 Locksley Cha VERMONT 3133	$1,000,000	05/04/2020

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: 09/07/2020 13:27

CONSUMER AFFAIRS VICTORIA

10 Caroben Avenue, Vermont Vic 3133

4   **2**   **2**

Property Type: House
Land Size: 652 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
March quarter 2020: $1,120,000

Comparable Properties

11 Beleura Av VERMONT 3133 (REI)

4   **2**   **2**

Price: $1,165,000
Method: Sold Before Auction
Date: 19/06/2020
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments

57 Orient Av MITCHAM 3132 (REI/VG)

3   **2**   **2**

Price: $1,015,500
Method: Auction Sale
Date: 15/02/2020
Property Type: House (Res)
Land Size: 600 sqm approx

Agent Comments

6 Locksley Cha VERMONT 3133 (VG)

4   **-**   **-**

Price: $1,000,000
Method: Sale
Date: 05/04/2020
Property Type: House (Res)
Land Size: 540 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9908 5700