

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

10 Caroben Avenue, Vermont Vic 3133



Miranda Bailey

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Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

March quarter 2020: \$1,120,000



4 2 2

Property Type: House

Land Size: 652 sqm approx

Agent Comments

Comparable Properties



11 Beleura Av VERMONT 3133 (REI)

Agent Comments

4 2 2

Price: \$1,165,000

Method: Sold Before Auction

Date: 19/06/2020

Property Type: House (Res)

Land Size: 650 sqm approx



57 Orient Av MITCHAM 3132 (REI/VG)

Agent Comments

3 2 2

Price: \$1,015,500

Method: Auction Sale

Date: 15/02/2020

Property Type: House (Res)

Land Size: 600 sqm approx



6 Locksley Cha VERMONT 3133 (VG)

Agent Comments

4 - -

Price: \$1,000,000

Method: Sale

Date: 05/04/2020

Property Type: House (Res)

Land Size: 540 sqm approx

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.