

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

21 Aubrey Street, Vermont Vic 3133

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$1,200,500

Property Type House

Suburb Vermont

Period - From 01/01/2022

to

31/12/2022

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	96 Purches St VERMONT 3133	\$999,000	07/10/2022
2	25 Culwell Av MITCHAM 3132	\$970,000	15/11/2022
3	19 Reserve Av MITCHAM 3132	\$932,000	09/02/2023

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:

28/02/2023 14:15



3 1 2

Property Type: House
Land Size: 540 sqm approx
Agent Comments

Indicative Selling Price
 \$900,000 - \$990,000
Median House Price
 Year ending December 2022: \$1,200,500

Comparable Properties



96 Purches St VERMONT 3133 (REI)

Agent Comments

3 1 2

Price: \$999,000
Method: Auction Sale
Date: 07/10/2022
Property Type: House (Res)
Land Size: 591 sqm approx



25 Culwell Av MITCHAM 3132 (REI/VG)

Agent Comments

3 1 1

Price: \$970,000
Method: Private Sale
Date: 15/11/2022
Property Type: House
Land Size: 735 sqm approx

19 Reserve Av MITCHAM 3132 (REI)

Agent Comments

3 1 1

Price: \$932,000
Method: Sold Before Auction
Date: 09/02/2023
Property Type: House (Res)
Land Size: 578 sqm approx