Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 21 Aubrey Street, Vermont Vic 3133

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$900,000		&		\$990,000			
Median sale pr	rice							
Median price	\$1,200,500	Pro	operty Type	Hou	se		Suburb	Vermont
Period - From	01/01/2022	to	31/12/2022		So	urce	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.

Add	dress 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



Harcourts





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)

25 Culwell Av MITCHAM 3132 (REI/VG)



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



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

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19 Reserve Av MITCHAM 3132 (REI)

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Agent Comments

Agent Comments

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

Account - Harcourts Vermont South | P: 03 98861008

propertydata



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