

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

1 Consort Avenue, Vermont South Vic 3133

Indicative selling price

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

Range between \$1,280,000

&

\$1,380,000

Median sale price

Median price \$1,440,000

Property Type House

Suburb Vermont South

Period - From 01/04/2021

to

30/06/2021

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	36 Barter Cr FOREST HILL 3131	\$1,361,000	01/05/2021
2	2 Kalimna St VERMONT 3133	\$1,352,000	27/03/2021
3	4 Manna Gum Ct VERMONT SOUTH 3133	\$1,365,000	27/03/2021

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:

26/07/2021 15:33



 4  2  2

Rooms: 7
Property Type: House
Land Size: 650 sqm approx
Agent Comments

Indicative Selling Price
\$1,280,000 - \$1,380,000
Median House Price
June quarter 2021: \$1,440,000

Comparable Properties



36 Barter Cr FOREST HILL 3131 (REI/VG)

Agent Comments

 4  1  1

Price: \$1,361,000
Method: Auction Sale
Date: 01/05/2021
Property Type: House (Res)
Land Size: 584 sqm approx



2 Kalimna St VERMONT 3133 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,352,000
Method: Auction Sale
Date: 27/03/2021
Property Type: House (Res)
Land Size: 701 sqm approx



4 Manna Gum Ct VERMONT SOUTH 3133 (REI/VG)

Agent Comments

 4  2  1

Price: \$1,365,000
Method: Auction Sale
Date: 27/03/2021
Property Type: House (Res)
Land Size: 679 sqm approx