



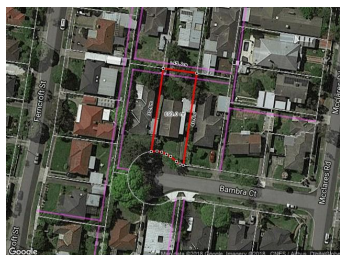
## STATEMENT OF INFORMATION

7 BAMBRA COURT, VERMONT, VIC 3133

PREPARED BY TERRY BURGOYNE, BARRY PLANT BLACKBURN

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**7 BAMBRA COURT, VERMONT, VIC 3133**

 3  1  2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$840,000 to \$890,000**

Provided by: terry burgoyne, Barry Plant Blackburn

## MEDIAN SALE PRICE



**VERMONT, VIC, 3133**

Suburb Median Sale Price (House)

**\$1,050,000**

01 January 2017 to 31 December 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**25 CALDWELL RD, VERMONT, VIC 3133**

 3  1  2

Sale Price

**\$865,000**

Sale Date: 12/08/2017

Distance from Property: 2.4km



**2 LOMBARD RD, VERMONT, VIC 3133**

 2  2  1

Sale Price

**\*\$878,000**

Sale Date: 18/11/2017

Distance from Property: 2.5km



**101 JOLIMONT RD, VERMONT, VIC 3133**

 3  2  1

Sale Price

**\*\*\$890,000**

Sale Date: 25/01/2018

Distance from Property: 235m



This report has been compiled on 13/03/2018 by Barry Plant Blackburn. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

7 BAMBRA COURT, VERMONT, VIC 3133

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$840,000 to \$890,000

Median sale price

Median price

\$1,050,000

House

X

Unit


Suburb

VERMONT

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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
25 CALDWELL RD, VERMONT, VIC 3133	\$865,000	12/08/2017
2 LOMBARD RD, VERMONT, VIC 3133	*\$878,000	18/11/2017
101 JOLIMONT RD, VERMONT, VIC 3133	**\$890,000	25/01/2018