

# 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 5/407-409 Burwood Highway, Vermont South Vic 3133

### Indicative selling price

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

Single price \$825,000

### Median sale price

Median price \$866,500 Property Type Unit Suburb Vermont South

Period - From 24/04/2019 to 23/04/2020 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	1/56 Livingstone Rd VERMONT SOUTH 3133	\$880,000	14/01/2020
2			
3			

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: 24/04/2020 11:25



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**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$825,000  
**Median Unit Price**  
24/04/2019 - 23/04/2020: \$866,500

## Comparable Properties



1/56 Livingstone Rd VERMONT SOUTH 3133 Agent Comments  
(REI/VG)

 3  2  2

**Price:** \$880,000  
**Method:** Private Sale  
**Date:** 14/01/2020  
**Rooms:** 5  
**Property Type:** Townhouse (Single)

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.