

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

3 Condev Court, Vermont Vic 3133

Indicative selling price

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

Range between \$1,380,000

&

\$1,450,000

Median sale price

Median price \$1,211,000

Property Type House

Suburb Vermont

Period - From 01/04/2020

to

30/06/2020

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	13 Carween Av MITCHAM 3132	\$1,433,000	22/02/2020
2	9 Prestbury Dr VERMONT SOUTH 3133	\$1,430,000	31/03/2020
3	3 Stockmans Dr VERMONT SOUTH 3133	\$1,400,000	30/04/2020

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:

29/07/2020 15:12



 4  2  3

Property Type: House
Land Size: 502 sqm approx
Agent Comments

Indicative Selling Price
\$1,380,000 - \$1,450,000
Median House Price
June quarter 2020: \$1,211,000

Comparable Properties



13 Carween Av MITCHAM 3132 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,433,000
Method: Auction Sale
Date: 22/02/2020
Property Type: House (Res)
Land Size: 742 sqm approx



9 Prestbury Dr VERMONT SOUTH 3133 (REI)

Agent Comments

 4  2  2

Price: \$1,430,000
Method: Private Sale
Date: 31/03/2020
Property Type: House
Land Size: 589 sqm approx



3 Stockmans Dr VERMONT SOUTH 3133 (REI/VG)

Agent Comments

 5  3  3

Price: \$1,400,000
Method: Private Sale
Date: 30/04/2020
Rooms: 6
Property Type: House
Land Size: 788 sqm approx