

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

46 Barossa Avenue, Vermont South Vic 3133

Indicative selling price

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

Range between \$1,080,000

&

\$1,188,000

Median sale price

Median price \$1,176,000

Property Type House

Suburb Vermont South

Period - From 01/07/2019

to 30/09/2019

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	15 Wilpena PI VERMONT SOUTH 3133	\$1,184,500	03/08/2019
2	7 Vogue Av VERMONT SOUTH 3133	\$1,180,000	26/10/2019
3	42 Weeden Dr VERMONT SOUTH 3133	\$1,170,000	25/09/2019

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:

11/11/2019 23:23

46 Barossa Avenue, Vermont South Vic 3133



 4  2  2

Property Type: House (Res)

Land Size: 788 sqm approx

Agent Comments

Indicative Selling Price

\$1,080,000 - \$1,188,000

Median House Price

September quarter 2019: \$1,176,000

Comparable Properties



15 Wilpena PI VERMONT SOUTH 3133 (REI/VG)

Agent Comments

 4  2  3

Price: \$1,184,500

Method: Auction Sale

Date: 03/08/2019

Property Type: House (Res)

Land Size: 944 sqm approx



7 Vogue Av VERMONT SOUTH 3133 (REI)

Agent Comments

 4  2  2

Price: \$1,180,000

Method: Auction Sale

Date: 26/10/2019

Property Type: House (Res)

Land Size: 805 sqm approx



42 Weeden Dr VERMONT SOUTH 3133 (REI)

Agent Comments

 4  3  2

Price: \$1,170,000

Method: Sold Before Auction

Date: 25/09/2019

Property Type: House (Res)

Land Size: 665 sqm approx

Account - Biggin & Scott Glen Waverley | P: 03 9560 8888 | F: 03 9802 1269



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.