

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

6 Tweed Street, Vermont Vic 3133

Indicative selling price

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

Range between \$1,380,000

&

\$1,460,000

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	7 Good Governs St MITCHAM 3132	\$1,450,000	20/03/2020
2	411 Mitcham Rd MITCHAM 3132	\$1,395,000	01/05/2020
3	18 View Rd VERMONT 3133	\$1,388,000	06/03/2020

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 10:50



Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,380,000 - \$1,460,000

Median House Price

June quarter 2020: \$1,211,000

Comparable Properties

7 Good Governs St MITCHAM 3132 (VG)

Agent Comments



Price: \$1,450,000

Method: Sale

Date: 20/03/2020

Property Type: House (Res)

Land Size: 604 sqm approx



411 Mitcham Rd MITCHAM 3132 (REI)

Agent Comments



Price: \$1,395,000

Method: Private Sale

Date: 01/05/2020

Property Type: House

Land Size: 824 sqm approx



18 View Rd VERMONT 3133 (REI/VG)

Agent Comments



Price: \$1,388,000

Method: Private Sale

Date: 06/03/2020

Rooms: 10

Property Type: House

Land Size: 970 sqm approx