

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

3/11 Aubrey Street, Vermont Vic 3133

Indicative selling price

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

Range between \$685,000 & \$730,000

Median sale price

Median price \$806,000 Property Type Unit Suburb Vermont

Period - From 01/04/2022 to 31/03/2023 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	5 Beech St NUNAWADING 3131	\$730,000	22/04/2023
2	2/66 Purches St MITCHAM 3132	\$710,000	10/03/2023
3	7/7 Stevens Rd VERMONT 3133	\$685,000	18/03/2023

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:

05/05/2023 14:23

3/11 Aubrey Street, Vermont Vic 3133

McGrath

Chris Manolopoulos

9889 8800

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Indicative Selling Price

\$685,000 - \$730,000

Median Unit Price

Year ending March 2023: \$806,000



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



5 Beech St NUNAWADING 3131 (REI)

Agent Comments

2 1 1

Price: \$730,000

Method: Auction Sale

Date: 22/04/2023

Property Type: Unit

Land Size: 243 sqm approx



2/66 Purches St MITCHAM 3132 (REI/VG)

Agent Comments

2 1 1

Price: \$710,000

Method: Private Sale

Date: 10/03/2023

Property Type: Unit

Land Size: 206 sqm approx



7/7 Stevens Rd VERMONT 3133 (REI)

Agent Comments

2 1 1

Price: \$685,000

Method: Auction Sale

Date: 18/03/2023

Property Type: Unit

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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