

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 1A BARBARA STREET VERMONT

Indicative selling price

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

Price range between

\$600,000

&

\$660,000

Median sale price

Median price \$750,000

*House

*Unit

X

Suburb Vermont

Period - From 01 Oct 2018

to 31 Dec 2018

Source REIV

Comparable property sales

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
2/17 WALKER AVENUE MITCHAM, VIC, 3132	\$620,000	19 Dec 2018
44A LORIKEET STREET NUNAWADING, VIC, 3131	\$625,000	8 Dec 2018
2/3 KINGSCLERE STREET VERMONT, VIC, 3133	\$655,000	21 Nov 2018

OR

~~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.~~

~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.~~