

## 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

82 Terrara Road, Vermont Vic 3133

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$880,000

&amp;

\$968,000

**Median sale price**

Median price \$1,000,000

House

X

Unit

Suburb Vermont

Period - From 01/07/2016

to

30/06/2017

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 St Helens Ct VERMONT 3133	\$948,000	19/08/2017
2	21 Ellad CI VERMONT 3133	\$910,000	19/08/2017
3	13 Stevens Rd VERMONT 3133	\$900,000	12/08/2017

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.



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**Rooms:****Property Type:** House**Land Size:** 598 sqm approx

Agent Comments

**Indicative Selling Price**

\$880,000 - \$968,000

**Median House Price**

Year ending June 2017: \$1,000,000

## Comparable Properties

**5 St Helens Ct VERMONT 3133 (REI)**

Agent Comments

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 2   
 3

**Price:** \$948,000**Method:** Auction Sale**Date:** 19/08/2017**Rooms:** 4**Property Type:** House (Res)**Land Size:** 611 sqm approx**21 Ellad Ct VERMONT 3133 (REI)**

Agent Comments

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**Price:** \$910,000**Method:** Auction Sale**Date:** 19/08/2017**Rooms:** 4**Property Type:** House (Res)**Land Size:** 557 sqm approx**13 Stevens Rd VERMONT 3133 (REI)**

Agent Comments

4   
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 1

**Price:** \$900,000**Method:** Auction Sale**Date:** 12/08/2017**Rooms:** 7**Property Type:** House (Res)**Land Size:** 531 sqm approx