

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 9 Stockmans Drive, Vermont South Vic 3133

Indicative selling price

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

Single price \$1,150,000

Median sale price

Median price \$1,250,000

Property Type House

Suburb Vermont South

Period - From 01/10/2019

to 31/12/2019

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	61 Stanley Rd VERMONT SOUTH 3133	\$1,150,000	02/12/2019
2	36 Mullens Rd VERMONT SOUTH 3133	\$1,100,000	13/12/2019
3	1 Kolonga Ct VERMONT SOUTH 3133	\$1,088,000	14/11/2019

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:

19/04/2020 13:04



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Property Type: House (Res)

Land Size: 789 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000

Median House Price

December quarter 2019: \$1,250,000

Comparable Properties



61 Stanley Rd VERMONT SOUTH 3133 (REI/VG)

Agent Comments

4 2 2

Price: \$1,150,000

Method: Sold Before Auction

Date: 02/12/2019

Property Type: House (Res)

Land Size: 725 sqm approx



36 Mullens Rd VERMONT SOUTH 3133 (REI/VG)

Agent Comments

4 2 2

Price: \$1,100,000

Method: Sold Before Auction

Date: 13/12/2019

Rooms: 7

Property Type: House (Res)

Land Size: 695 sqm approx



1 Kolonga Ct VERMONT SOUTH 3133 (REI/VG) Agent Comments

4 2 2

Price: \$1,088,000

Method: Sold Before Auction

Date: 14/11/2019

Property Type: House (Res)

Land Size: 654 sqm approx