

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 Culbara Drive, Vermont Vic 3133

Indicative selling price

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

Range between \$970,000

&

\$1,060,000

Median sale price

Median price \$1,030,000

Property Type House

Suburb Vermont

Period - From 28/04/2020

to

27/04/2021

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 | 2 Carramar Ct VERMONT 3133 | \$1,087,000 | 24/04/2021 |
| 2 | 27 Fuller St MITCHAM 3132 | \$1,070,000 | 06/12/2020 |
| 3 | 6 Fiona Ct VERMONT 3133 | \$1,000,000 | 19/12/2020 |

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:

28/04/2021 10:35



3 1 2

Property Type: House (Res)

Land Size: 795 sqm approx

Agent Comments

Indicative Selling Price

\$970,000 - \$1,060,000

Median House Price

28/04/2020 - 27/04/2021: \$1,030,000

Comparable Properties



2 Carramar Ct VERMONT 3133 (REI)

Agent Comments

3 2 1

Price: \$1,087,000

Method: Auction Sale

Date: 24/04/2021

Property Type: House (Res)

Land Size: 529 sqm approx



27 Fuller St MITCHAM 3132 (REI/VG)

Agent Comments

3 1 2

Price: \$1,070,000

Method: Sold After Auction

Date: 06/12/2020

Property Type: House (Res)

Land Size: 707 sqm approx

6 Fiona Ct VERMONT 3133 (REI/VG)

Agent Comments

3 1 2

Price: \$1,000,000

Method: Auction Sale

Date: 19/12/2020

Property Type: House (Res)

Land Size: 536 sqm approx