

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 32 Tullimbar Circuit, Vermont South Vic 3133

Indicative selling price

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

Range between \$1,100,000 & \$1,210,000

Median sale price

Median price \$1,151,000 House X Suburb Vermont South
Period - From 01/01/2017 to 31/03/2017 Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
101 Weeden Dr VERMONT SOUTH 3133	\$1,225,000	25/06/2017
1 Citron Ct VERMONT SOUTH 3133	\$1,160,000	28/04/2017
14 Wildwood Av VERMONT SOUTH 3133	\$1,070,000	21/05/2017