

## 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

5/517 Mitcham 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 \$470,000

&amp;

\$517,000

**Median sale price**

Median price \$730,000

House

Unit

X

Suburb Vermont

Period - From 01/07/2016

to

30/06/2017

Source REIV

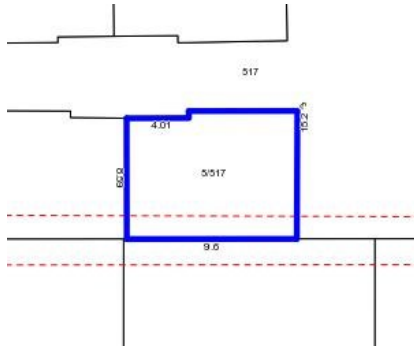
**Comparable property sales (\*Delete A or B below as applicable)**

- 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	11/513 Mitcham Rd VERMONT 3133	\$550,000	13/06/2017
2	3/10 Penllyne Av VERMONT 3133	\$535,000	13/05/2017
3	3/40 Dudley St MITCHAM 3132	\$525,000	14/07/2017

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.



2   
 1   
 1

**Rooms:**

**Property Type:** Unit

Agent Comments

**Indicative Selling Price**

\$470,000 - \$517,000

**Median Unit Price**

Year ending June 2017: \$730,000

## Comparable Properties



**11/513 Mitcham Rd VERMONT 3133 (REI)**

Agent Comments

2   
 1   
 1

**Price:** \$550,000

**Method:** Private Sale

**Date:** 13/06/2017

**Rooms:** -

**Property Type:** Unit



**3/10 Penillyne Av VERMONT 3133 (REI)**

Agent Comments

2   
 1   
 -

**Price:** \$535,000

**Method:** Auction Sale

**Date:** 13/05/2017

**Rooms:** 3

**Property Type:** Unit

**Land Size:** 145 sqm approx



**3/40 Dudley St MITCHAM 3132 (REI)**

Agent Comments

2   
 1   
 1

**Price:** \$525,000

**Method:** Private Sale

**Date:** 14/07/2017

**Rooms:** 3

**Property Type:** Unit