## 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

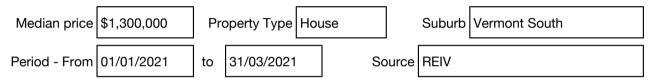
3 Rutherglen Road, Vermont South Vic 3133

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
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Single price \$1,390,000

#### Median sale price



## 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 sixmonths 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	4 Great Western Dr VERMONT SOUTH 3133	\$1,529,000	08/05/2021
2			
3			

#### OR

**B**<sup>\*</sup> 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:

18/05/2021 22:03









Property Type: House Land Size: 780 sqm approx Agent Comments Matthew Scafidi 9908 5700 0433 795 006 matthewscafidi@jelliscraig.com.au

> Indicative Selling Price \$1,390,000 Median House Price March quarter 2021: \$1,300,000

# **Comparable Properties**



4 Great Western Dr VERMONT SOUTH 3133 Agent Comments (REI) Image 4 Image 2 Image 2 Price: \$1,529,000 Method: Auction Sale Date: 08/05/2021 Property Type: House (Res)

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.

Land Size: 789 sqm approx

Account - Jellis Craig | P: 03 9908 5700

