

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

111 Vermont Road, Smythesdale Vic 3351

Indicative selling price

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

Single price \$475,000

Median sale price

Median price \$355,000

House

X

Unit

Suburb Smythesdale

Period - From 01/10/2016

to

30/09/2017

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	143 Browns Rd SCARSDALE 3351	\$480,000	14/12/2016
2	170 Vermont Rd SMYTHESDALE 3351	\$455,000	09/08/2017
3	32 Palmer Ct SCARSDALE 3351	\$433,000	22/08/2017

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.~~



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 20000 sqm approx

Agent Comments

Indicative Selling Price

\$475,000

Median House Price

Year ending September 2017: \$355,000

Comparable Properties



143 Browns Rd SCARSDALE 3351 (REI/VG)

Agent Comments



Price: \$480,000

Method: Private Sale

Date: 14/12/2016

Rooms: 6

Property Type: House (Res)

Land Size: 60702 sqm approx



170 Vermont Rd SMYTHESDALE 3351 (REI/VG)

Agent Comments



Price: \$455,000

Method: Private Sale

Date: 09/08/2017

Rooms: -

Property Type: House (Res)

Land Size: 20000 sqm approx



32 Palmer Ct SCARSDALE 3351 (REI)

Agent Comments



Price: \$433,000

Method: Private Sale

Date: 22/08/2017

Rooms: 6

Property Type: House