

## 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<br>Including suburb and<br>postcode | 2 Jennifer Court, Vermont South 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 | \$1,190,000 | & | \$1,290,000 |
|---------------|-------------|---|-------------|

#### Median sale price

|               |             |       |            |        |      |        |               |
|---------------|-------------|-------|------------|--------|------|--------|---------------|
| Median price  | \$1,200,000 | House | X          | Unit   |      | Suburb | Vermont South |
| Period - From | 01/10/2017  | to    | 31/12/2017 | 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 | 9 Chablis Cr VERMONT SOUTH 3133        | \$1,298,888 | 02/12/2017   |
| 2 | 21 Lascelle Dr VERMONT SOUTH 3133      | \$1,280,000 | 24/11/2017   |
| 3 | 13 Great Western Dr VERMONT SOUTH 3133 | \$1,238,888 | 07/12/2017   |

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:**  
**Agent Comments**

**Indicative Selling Price**  
\$1,190,000 - \$1,290,000  
**Median House Price**  
December quarter 2017: \$1,200,000

## Comparable Properties



**9 Chablis Cr VERMONT SOUTH 3133 (REI)**

**Agent Comments**



**Price:** \$1,298,888  
**Method:** Auction Sale  
**Date:** 02/12/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 852 sqm approx



**21 Lascelle Dr VERMONT SOUTH 3133 (REI)**

**Agent Comments**



**Price:** \$1,280,000  
**Method:** Sold Before Auction  
**Date:** 24/11/2017  
**Rooms:** 6  
**Property Type:** House (Res)



**13 Great Western Dr VERMONT SOUTH 3133 (REI)**

**Agent Comments**



**Price:** \$1,238,888  
**Method:** Private Sale  
**Date:** 07/12/2017  
**Rooms:** 9  
**Property Type:** House  
**Land Size:** 792 sqm approx