

#### 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	2 Jennifer Court, Vermont South Vic 3133
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,190,000	&	\$1,290,000
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#### Median sale price

Median price	\$1,200,000	Hou	ıse 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)

13 Great Western Dr VERMONT SOUTH 3133

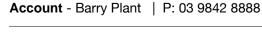
A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

# 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

#### OR

3

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.







activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

\$1,238,888

07/12/2017

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**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)

Price: \$1,298,888 Method: Auction Sale Date: 02/12/2017 Rooms: 5

Property Type: House (Res) Land Size: 852 sqm approx

**Agent Comments** 



21 Lascelle Dr VERMONT SOUTH 3133 (REI)

Price: \$1,280,000

Method: Sold Before Auction

Date: 24/11/2017 Rooms: 6

Property Type: House (Res)

Agent Comments

Agent Comments



Account - Barry Plant | P: 03 9842 8888

13 Great Western Dr VERMONT SOUTH 3133

(REI)

**---** 5

Price: \$1,238,888 Method: Private Sale Date: 07/12/2017 Rooms: 9

Property Type: House Land Size: 792 sqm approx





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