

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

61 Nurlendi Road, Vermont Vic 3133

Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$1,030,000

House

X

Unit

Suburb Vermont

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	76 Nurlendi Rd VERMONT 3133	\$1,333,000	30/11/2017
2	44 Philip St VERMONT 3133	\$1,290,000	22/01/2018
3	40 Nurlendi Rd VERMONT 3133	\$1,270,000	21/10/2017

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:** 786 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,320,000

Median House Price

December quarter 2017: \$1,030,000

Comparable Properties

76 Nurlendi Rd VERMONT 3133 (REI)

Agent Comments

**Price:** \$1,333,000**Method:** Sold Before Auction**Date:** 30/11/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 787 sqm approx**44 Philip St VERMONT 3133 (REI)**

Agent Comments

**Price:** \$1,290,000**Method:** Private Sale**Date:** 22/01/2018**Rooms:** -**Property Type:** House**Land Size:** 680 sqm approx**40 Nurlendi Rd VERMONT 3133 (REI/VG)**

Agent Comments

**Price:** \$1,270,000**Method:** Auction Sale**Date:** 21/10/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 953 sqm approx