

#### 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	61 Nurlendi Road, Vermont Vic 3133
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$1,200,000	&	\$1,320,000
	1		

#### Median sale price

Median price	\$1,030,000	Hou	ıse 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.

Add	dress 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

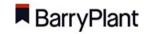
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

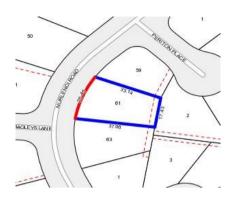






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Rooms:

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)

**-** 5





Price: \$1,333,000

Method: Sold Before Auction

Date: 30/11/2017

Rooms: -

Property Type: House (Res) Land Size: 787 sqm approx

**Agent Comments** 



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44 Philip St VERMONT 3133 (REI)





Price: \$1,290,000 Method: Private Sale Date: 22/01/2018

Rooms: -

Property Type: House Land Size: 680 sqm approx Agent Comments



40 Nurlendi Rd VERMONT 3133 (REI/VG)



Price: \$1,270,000 Method: Auction Sale Date: 21/10/2017

Rooms: -

Property Type: House (Res) Land Size: 953 sqm approx

**Agent Comments** 

Account - Barry Plant | P: 03 9842 8888





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