

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	535 Springvale Road, Vermont South Vic 3133
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Indicative selling price

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

Range between	\$788,000	&	\$858,000
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Median sale price

Median price	\$1,150,000	House	X	Unit		Suburb	Vermont South
Period - From	01/01/2018	to	31/12/2018	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	2/8 Crabapple CI GLEN WAVERLEY 3150	\$800,100	01/12/2018
2	17 Saxonwood Dr VERMONT SOUTH 3133	\$789,000	19/10/2018
3	6/219 Mahoneys Rd FOREST HILL 3131	\$788,000	01/09/2018

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: Townhouse
(Single)
Land Size: 333 sqm approx
Agent Comments

Indicative Selling Price
\$788,000 - \$858,000
Median House Price
Year ending December 2018: \$1,150,000

Comparable Properties



2/8 Crabapple Ct GLEN WAVERLEY 3150 (REI) **Agent Comments**

3 2 2

Price: \$800,100
Method: Auction Sale
Date: 01/12/2018
Rooms: -
Property Type: Unit
Land Size: 234 sqm approx



17 Saxonwood Dr VERMONT SOUTH 3133 (REI/VG) **Agent Comments**

3 2 2

Price: \$789,000
Method: Private Sale
Date: 19/10/2018
Rooms: 7
Property Type: House
Land Size: 224 sqm approx

6/219 Mahoneys Rd FOREST HILL 3131 (REI/VG) **Agent Comments**

3 2 1

Price: \$788,000
Method: Auction Sale
Date: 01/09/2018
Rooms: -
Property Type: Unit
Land Size: 317 sqm approx