



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	1/5 Judy Court, Vermont VIC 3133
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Indicative selling price

range between	\$1,000,000	&	\$1,100,000
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Median sale price

Median price	\$1,015,000	Property type	House	Suburb	Vermont
Period - From	21/02/2020	to	31/01/2021	Source	Corelogic

Comparable property sales

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1. 2/186 Morack Road, Vermont South VIC 3133	\$1,079,000	13/03/2021
2. 4a Shibor Drive, Vermont VIC 3133	\$1,035,000	08/04/2021
3. 2/4-6 Shady Grove, Nunawading VIC 3131	\$1,090,000	13/03/2021

consumer.vic.gov.au

This Statement of Information was prepared on:

27th March 2021

