

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

18 Frances Avenue, Vermont Vic 3133

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,112,000 House X Unit Suburb Vermont

Period - From 01/04/2017 to 30/06/2017 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	17 Talarno Av VERMONT SOUTH 3133	\$1,330,000	20/05/2017
2	9 Batman Ct VERMONT 3133	\$1,307,000	29/07/2017
3	10 Short St VERMONT 3133	\$1,300,000	27/05/2017

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.



5 2 2

Rooms:

Property Type: House

Land Size: 1035 sqm approx

Agent Comments

Comparable Properties



17 Talarno Av VERMONT SOUTH 3133 (REI)

Agent Comments

4 2 2

Price: \$1,330,000

Method: Auction Sale

Date: 20/05/2017

Rooms: 6

Property Type: House (Res)

Land Size: 997 sqm approx



9 Batman Ct VERMONT 3133 (REI)

Agent Comments

6 3 4

Price: \$1,307,000

Method: Auction Sale

Date: 29/07/2017

Rooms: -

Property Type: House (Res)

Land Size: 1008 sqm approx



10 Short St VERMONT 3133 (REI)

Agent Comments

3 1 2

Price: \$1,300,000

Method: Auction Sale

Date: 27/05/2017

Rooms: 6

Property Type: House

Land Size: 1119 sqm approx