

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

9 Frances Avenue, Vermont Vic 3133

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$915,000

Property Type House

Suburb Vermont

Period - From 01/07/2018

to 30/06/2019

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	7 Willow Av MITCHAM 3132	\$1,690,000	25/06/2019
2	142 Morack Rd VERMONT SOUTH 3133	\$1,467,000	03/08/2019
3			

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.~~

This Statement of Information was prepared on:

02/10/2019 11:01

9 Frances Avenue, Vermont Vic 3133



Adrian Nyariri

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Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

Year ending June 2019: \$915,000



4 2 2

Property Type: House (Res)

Land Size: 1099 sqm approx

Agent Comments

Comparable Properties



7 Willow Av MITCHAM 3132 (REI/VG)

Agent Comments

4 3 2

Price: \$1,690,000

Method: Private Sale

Date: 25/06/2019

Property Type: House

Land Size: 864 sqm approx



142 Morack Rd VERMONT SOUTH 3133 (REI/VG)

Agent Comments

6 3 2

Price: \$1,467,000

Method: Auction Sale

Date: 03/08/2019

Property Type: House (Res)

Land Size: 831 sqm approx

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.

Account - Jellis Craig | P: (03) 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.