

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

3 Nunkeri Street, Vermont Vic 3133

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,218,500

Property Type House

Suburb Vermont

Period - From 01/01/2022

to 31/03/2022

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	45 Blanche Dr VERMONT 3133	\$1,421,000	11/06/2022
2	5 Head Ct VERMONT SOUTH 3133	\$1,380,000	05/03/2022
3	22 Halls Pde MITCHAM 3132	\$1,350,000	05/03/2022

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:

14/06/2022 23:40



Rooms: 7
Property Type: House
Land Size: 587.796 sqm approx
Agent Comments

Indicative Selling Price
 \$1,350,000 - \$1,450,000
Median House Price
 March quarter 2022: \$1,218,500

Comparable Properties



45 Blanche Dr VERMONT 3133 (REI)

Agent Comments



Price: \$1,421,000
Method: Auction Sale
Date: 11/06/2022
Property Type: House
Land Size: 611 sqm approx

5 Head Ct VERMONT SOUTH 3133 (REI/VG)

Agent Comments



Price: \$1,380,000
Method: Auction Sale
Date: 05/03/2022
Property Type: House (Res)
Land Size: 648 sqm approx



22 Halls Pde MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$1,350,000
Method: Auction Sale
Date: 05/03/2022
Property Type: House (Res)
Land Size: 578 sqm approx

Account - O'Brien Real Estate Vermont | P: 03 9087 1087