

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

15/12 Short Street, Vermont Vic 3133

Indicative selling price

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

Range between \$935,000

&

\$949,000

Median sale price

Median price \$753,750

Property Type Unit

Suburb Vermont

Period - From 01/04/2020

to 31/03/2021

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	9/12 Short St, Vermont, Vic 3133, Australia	\$865,000	05/02/2021
2	1/12 Short St VERMONT 3133	\$1,000,000	22/03/2021
3	1/25 Shady Gr NUNAWADING 3131	\$975,000	27/03/2021

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:

18/06/2021 08:52

15/12 Short Street, Vermont Vic 3133



Matthew Scafidi

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Indicative Selling Price

\$935,000 - \$949,000

Median Unit Price

Year ending March 2021: \$753,750



3 2 2

Property Type: Townhouse (Res)

Land Size: 172 sqm approx

Agent Comments

Comparable Properties

9/12 Short St, Vermont, Vic 3133, Australia
(REI)

Agent Comments

3 2 2

Price: \$865,000

Method:

Date: 05/02/2021

Property Type: House



1/12 Short St VERMONT 3133 (REI/VG)

Agent Comments

3 2 2

Price: \$1,000,000

Method: Sold Before Auction

Date: 22/03/2021

Property Type: Townhouse (Res)

Land Size: 309 sqm approx



1/25 Shady Gr NUNAWADING 3131 (REI/VG)

Agent Comments

3 2 2

Price: \$975,000

Method: Auction Sale

Date: 27/03/2021

Property Type: Townhouse (Res)

Land Size: 237 sqm approx

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.