Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	44 Denis Street, Vermont Vic 3133
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$990,000	&	\$1,080,000
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Median sale price

Median price \$980,000	Pro	perty Type Ho	use	;	Suburb	Vermont
Period - From 01/10/2020	to	31/12/2020	Sou	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Au	Address of comparable property		Date of Sale
1	5/189 Heatherdale Rd VERMONT 3133	\$1,050,000	05/03/2021
2	38 Denis St VERMONT 3133	\$1,000,000	09/02/2021
3			

OR

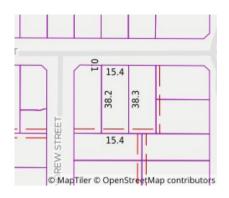
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	07/04/2021 11:08



Date of sale







Land Size: 591 sqm approx Agent Comments Indicative Selling Price \$990,000 - \$1,080,000 Median House Price December quarter 2020: \$980,000

Comparable Properties



5/189 Heatherdale Rd VERMONT 3133 (REI)

Price: \$1,050,000 Method: Private Sale Date: 05/03/2021 Property Type: House Land Size: 690 sqm approx **Agent Comments**



38 Denis St VERMONT 3133 (REI)

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Price: \$1,000,000 Method: Private Sale Date: 09/02/2021 Property Type: House Land Size: 585 sqm approx **Agent Comments**

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 - Barry Plant | P: 03 9842 8888



