

# 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

44 Denis Street, Vermont Vic 3133

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$990,000

&

\$1,080,000

### Median sale price

Median price \$980,000

Property Type House

Suburb Vermont

Period - From 01/10/2020

to 31/12/2020

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	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



**Property Type:**  
**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)**

**Agent Comments**



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



**38 Denis St VERMONT 3133 (REI)**

**Agent Comments**



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