

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

1/59 Scott Street, Vermont Vic 3133

Indicative selling price

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

Range between \$950,000 & \$1,045,000

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 | 2/1 Premier Av MITCHAM 3132 | \$1,085,000 | 19/03/2021 |
| 2 | 2/2 Cecil Ct MITCHAM 3132 | \$947,000 | 27/03/2021 |
| 3 | 4/35 Glenburnie Rd MITCHAM 3132 | \$932,500 | 01/12/2020 |

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:

21/04/2021 18:40



 3  2  2

Rooms: 7
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median Unit Price
Year ending March 2021: \$753,750

Comparable Properties



2/1 Premier Av MITCHAM 3132 (REI)

Agent Comments

 3  2  2

Price: \$1,085,000
Method: Sold Before Auction
Date: 19/03/2021
Property Type: Unit



2/2 Cecil Ct MITCHAM 3132 (REI)

Agent Comments

 3  1  2

Price: \$947,000
Method: Auction Sale
Date: 27/03/2021
Property Type: Unit
Land Size: 511 sqm approx



4/35 Glenburnie Rd MITCHAM 3132 (REI/VG)

Agent Comments

 3  2  2

Price: \$932,500
Method: Private Sale
Date: 01/12/2020
Property Type: Unit
Land Size: 316 sqm approx