## 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	cons	sumer.vic.go	v.au/	underquot/	ting		
Range betweer	\$950,000		&		\$1,045,000			
Median sale p	rice							
Median price	\$753,750	Pro	operty Type	Unit			Suburb	Vermont
Period - From	01/04/2020	to	31/03/2021		So	ource	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.

Add	dress 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









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)

**2** 





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

Agent Comments

Agent Comments



2/2 Cecil Ct MITCHAM 3132 (REI)

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



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

Agent Comments



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

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Account - Philip Webb



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.