

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 19 Stradella Avenue, Vermont South VIC 3133

### Indicative selling price

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

or range between 900,000 & \$970,000

### Median sale price

Median price \$1,180,000

\*House ☒

Suburb Vermont South

Period - From Oct 2017 to Sep 2018

Source REIV

### Comparable property sales

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. 24 Stockmans Drive, Vermont South	\$1,005,000	10/12/2018
2. 22 Fortesque Grove, Vermont South	\$946,000	8/11/2018
3. 558 Burwood Highway, Vermont South	\$1,100,000	14/09/2018