

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

5 Blyth Street, Vermont Vic 3133

Indicative selling price

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

Single price \$1,290,000

Median sale price

Median price \$922,000

Property Type House

Suburb Vermont

Period - From 01/10/2018

to 30/09/2019

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	39 Creek Rd MITCHAM 3132	\$1,400,000	11/10/2019
2	36 Alwyn St MITCHAM 3132	\$1,400,000	21/09/2019
3	3 Woodcrest Rd VERMONT 3133	\$1,342,500	24/08/2019

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:

21/10/2019 14:23



5 3 2

Property Type: House
Agent Comments

Indicative Selling Price
\$1,290,000

Median House Price
Year ending September 2019: \$922,000

Comparable Properties



39 Creek Rd MITCHAM 3132 (REI)

Agent Comments

4 2 2

Price: \$1,400,000
Method: Private Sale
Date: 11/10/2019
Property Type: House
Land Size: 643 sqm approx



36 Alwyn St MITCHAM 3132 (REI)

Agent Comments

4 2 2

Price: \$1,400,000
Method: Auction Sale
Date: 21/09/2019
Property Type: House (Res)

3 Woodcrest Rd VERMONT 3133 (REI)

Agent Comments

4 2 2

Price: \$1,342,500
Method: Auction Sale
Date: 24/08/2019
Property Type: House (Res)
Land Size: 612 sqm approx