

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

4 Barton Court, Vermont Vic 3133

Indicative selling price

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

Range between \$1,150,000

&

\$1,200,000

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	53 Woodcrest Rd VERMONT 3133	\$1,235,000	26/10/2019
2	3 Judy Ct VERMONT 3133	\$1,140,000	31/08/2019
3	94 Purches St VERMONT 3133	\$1,125,000	20/08/2019

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:

08/11/2019 14:20



 4  2  2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,200,000

Median House Price

Year ending September 2019: \$922,000

Comparable Properties



53 Woodcrest Rd VERMONT 3133 (REI)

Agent Comments

 3  1  2

Price: \$1,235,000

Method: Auction Sale

Date: 26/10/2019

Rooms: 4

Property Type: House (Res)



3 Judy Ct VERMONT 3133 (REI)

Agent Comments

 4  1  2

Price: \$1,140,000

Method: Auction Sale

Date: 31/08/2019

Property Type: House (Res)

Land Size: 695 sqm approx

94 Purches St VERMONT 3133 (REI/VG)

Agent Comments

 4  2  1

Price: \$1,125,000

Method: Private Sale

Date: 20/08/2019

Property Type: House (Res)

Land Size: 585 sqm approx