

# 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

13 Lombard Road, Vermont Vic 3133

### Indicative selling price

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

Single price \$1,060,000

### Median sale price

Median price \$993,000

Property Type House

Suburb Vermont

Period - From 01/10/2019

to 31/12/2019

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	19 Garden Av MITCHAM 3132	\$1,075,000	07/03/2020
2	1 Morack Rd VERMONT 3133	\$1,035,000	14/03/2020
3	57 Orient Av MITCHAM 3132	\$1,015,500	15/02/2020

**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:

21/03/2020 17:31



4   -  

**Property Type:** House (Res)  
**Land Size:** 676.41 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,060,000  
**Median House Price**  
December quarter 2019: \$993,000

## Comparable Properties



**19 Garden Av MITCHAM 3132 (REI)**

**Agent Comments**

3   1   2

**Price:** \$1,075,000  
**Method:** Auction Sale  
**Date:** 07/03/2020  
**Property Type:** House (Res)  
**Land Size:** 669 sqm approx



**1 Morack Rd VERMONT 3133 (REI)**

**Agent Comments**

3   1   3

**Price:** \$1,035,000  
**Method:** Auction Sale  
**Date:** 14/03/2020  
**Property Type:** House (Res)  
**Land Size:** 688 sqm approx



**57 Orient Av MITCHAM 3132 (REI)**

**Agent Comments**

3   2   2

**Price:** \$1,015,500  
**Method:** Auction Sale  
**Date:** 15/02/2020  
**Property Type:** House (Res)  
**Land Size:** 600 sqm approx