Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 13 Lombard Road, Vermont Vic 3133

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au	I/underquot	ting		
Single price	e \$1,060,000							
Median sale p	rice							
Median price	\$993,000	Pro	operty Type	Ηοι	lse		Suburb	Vermont
Period - From	01/10/2019	to	31/12/2019		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.

Ado	dress 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



Harcourts





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)



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



Price: \$1,035,000 Method: Auction Sale

1 Morack Rd VERMONT 3133 (REI)



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)



Price: \$1,015,500

Agent Comments

Agent Comments

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

Account - Harcourts Vermont South | P: 03 98861008



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.