

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	36 Scott Street, Vermont Vic 3133
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,080,000	&	\$1,150,000

Median sale price

Median price	\$1,000,000	Hou	ıse X	Unit		Suburb	Vermont
Period - From	01/04/2018	to	30/06/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	9 Moore Rd VERMONT 3133	\$1,145,000	17/03/2018
2	1/5 Valency Ct MITCHAM 3132	\$1,138,000	24/03/2018
3	10 Walwa St MITCHAM 3132	\$1,110,000	31/05/2018

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.

Account - Noel Jones | P: 03 9877 1855 | F: 03 9877 1955





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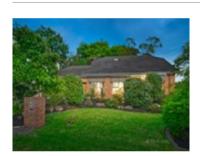
Rooms:

Property Type: House Land Size: 562 sqm approx

Agent Comments

Indicative Selling Price \$1,080,000 - \$1,150,000 **Median House Price** June guarter 2018: \$1,000,000

Comparable Properties



9 Moore Rd VERMONT 3133 (REI)



Price: \$1,145,000 Method: Auction Sale Date: 17/03/2018

Rooms: -

Property Type: House (Res) Land Size: 758 sqm approx

Agent Comments



1/5 Valency Ct MITCHAM 3132 (REI)





Price: \$1,138,000 Method: Auction Sale Date: 24/03/2018

Rooms: -

Property Type: Unit

Land Size: 525 sqm approx

Agent Comments



10 Walwa St MITCHAM 3132 (REI)







Price: \$1,110,000

Method: Sold Before Auction

Date: 31/05/2018

Rooms: -

Property Type: House (Res)

Agent Comments

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