

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

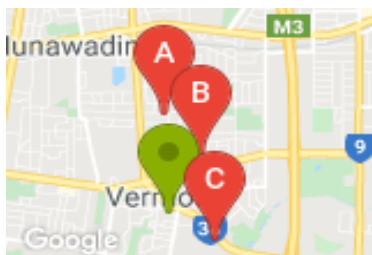
1/8 TRINIAN STREET, VERMONT, VIC 3133  3  2  2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$900,000 to \$990,000**

Provided by: Shaun Perumal , Ray White Forest Hill

MEDIAN SALE PRICE



VERMONT, VIC, 3133

Suburb Median Sale Price (Other)

01 April 2019 to 30 September 2019

Provided by: 

COMPARABLE PROPERTIES

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.

2/4 HALLS PDE, MITCHAM, VIC 3132  3  2  2

Sale Price

***\$1,001,000**

Sale Date: 24/08/2019

Distance from Property: 1.4km 3/59 SCOTT ST, VERMONT, VIC 3133  3  2  2

Sale Price

***\$952,000**

Sale Date: 05/10/2019

Distance from Property: 945m 11/134 BORONIA RD, VERMONT, VIC 3133  3  2  2

Sale Price

***\$919,000**

Sale Date: 22/09/2019

Distance from Property: 704m This report has been compiled on 11/11/2019 by Ray White Forest Hill. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

1/8 TRINIAN STREET, VERMONT, VIC 3133

Indicative selling price

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

Price Range: \$900,000 to \$990,000

Median sale price

Median price

Property type

Unit

Suburb

VERMONT

Period

01 April 2019 to 30 September 2019

Source

pricefinder

Comparable property sales

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
2/4 HALLS PDE, MITCHAM, VIC 3132	*\$1,001,000	24/08/2019
3/59 SCOTT ST, VERMONT, VIC 3133	*\$952,000	05/10/2019
11/134 BORONIA RD, VERMONT, VIC 3133	*\$919,000	22/09/2019

This Statement of Information was prepared on: 11/11/2019