

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

1a Orion Street, Vermont Vic 3133

Indicative selling price

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

Range between \$580,000 & \$638,000

Median sale price

Median price \$730,000 House Unit X Suburb Vermont

Period - From 01/07/2016 to 30/06/2017 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	4/5 Coppin CI MITCHAM 3132	\$651,000	23/08/2017
2	11/513 Mitcham Rd VERMONT 3133	\$550,000	13/06/2017
3	3/10 Penllyne Av VERMONT 3133	\$535,000	13/05/2017

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.

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Indicative Selling Price

\$580,000 - \$638,000

Median Unit Price

Year ending June 2017: \$730,000



2 1 1

Rooms:

Property Type: Unit

Land Size: 283 sqm approx

Agent Comments

Comparable Properties



4/5 Coppin CI MITCHAM 3132 (REI)

Agent Comments

2 1 1

Price: \$651,000

Method: Sold Before Auction

Date: 23/08/2017

Rooms: 4

Property Type: Unit

Land Size: 256 sqm approx



11/513 Mitcham Rd VERMONT 3133 (REI)

Agent Comments

2 1 1

Price: \$550,000

Method: Private Sale

Date: 13/06/2017

Rooms: -

Property Type: Unit



3/10 Penllyne Av VERMONT 3133 (REI)

Agent Comments

2 1 -

Price: \$535,000

Method: Auction Sale

Date: 13/05/2017

Rooms: 3

Property Type: Unit

Land Size: 145 sqm approx