

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 9 Silverene Court, Vermont South Vic 3133

Indicative selling price

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

Range between \$1,280,000 & \$1,400,000

Median sale price

Median price \$1,175,000 House Unit Suburb Vermont South

Period - From 01/10/2016 to 30/09/2017 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	10 Shearers Ct VERMONT SOUTH 3133	\$1,360,000	19/08/2017
2	9 Chablis Cr VERMONT SOUTH 3133	\$1,298,888	02/12/2017
3	21 Lascelle Dr VERMONT SOUTH 3133	\$1,280,000	24/11/2017

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.



5 3 2

Rooms:
Property Type: House
Land Size: 798 sqm approx
Agent Comments

Indicative Selling Price
 \$1,280,000 - \$1,400,000
Median House Price
 Year ending September 2017: \$1,175,000

Comparable Properties



10 Shearers Ct VERMONT SOUTH 3133 (REI/VG)

Agent Comments

5 3 2

Price: \$1,360,000
Method: Auction Sale
Date: 19/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 882 sqm approx



9 Chablis Cr VERMONT SOUTH 3133 (REI)

Agent Comments

4 3 2

Price: \$1,298,888
Method: Auction Sale
Date: 02/12/2017
Rooms: 5
Property Type: House (Res)
Land Size: 852 sqm approx



21 Lascelle Dr VERMONT SOUTH 3133 (REI)

Agent Comments

5 2 4

Price: \$1,280,000
Method: Sold Before Auction
Date: 24/11/2017
Rooms: 6
Property Type: House (Res)