

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	2/3 Kingsclere Street, Vermont Vic 3133
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Indicative selling price

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

Single price	\$735,000
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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	2/52 Vanbrook St FOREST HILL 3131	\$705,000	03/06/2017
2	33/305 Canterbury Rd FOREST HILL 3131	\$680,000	27/05/2017
3	2/1 Rupert St MITCHAM 3132	\$670,000	18/05/2017

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.



Rooms:

Property Type: Unit

Land Size: 155 sqm approx

Agent Comments

Comparable Properties



2/52 Vanbrook St FOREST HILL 3131 (REI)

Agent Comments



Price: \$705,000

Method: Private Sale

Date: 03/06/2017

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 271 sqm approx



33/305 Canterbury Rd FOREST HILL 3131 (REI)

Agent Comments



Price: \$680,000

Method: Sold Before Auction

Date: 27/05/2017

Rooms: 4

Property Type: House (Res)



2/1 Rupert St MITCHAM 3132 (REI)

Agent Comments



Price: \$670,000

Method: Sold Before Auction

Date: 18/05/2017

Rooms: 4

Property Type: Unit

Land Size: 174 sqm approx