

## 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 4 Trinian Street, Vermont Vic 3133

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,319,950

#### Median sale price

Median price \$1,000,000 House  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.

	Address of comparable property	Price	Date of sale
1	9 Moray Gr VERMONT SOUTH 3133	\$1,150,000	22/05/2018
2	14 Carlinga Dr VERMONT 3133		16/07/2018
3	5 Moray Gr VERMONT SOUTH 3133		28/07/2018

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.

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**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 676 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,319,950

**Median House Price**  
June quarter 2018: \$1,000,000



## Comparable Properties



**9 Moray Gr VERMONT SOUTH 3133 (REI)**

**Agent Comments**

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**Price:** \$1,150,000  
**Method:** Private Sale  
**Date:** 22/05/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 660 sqm approx



**14 Carlinga Dr VERMONT 3133 (REI)**

**Agent Comments**

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**Price:**  
**Method:** Private Sale  
**Date:** 16/07/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 654 sqm approx



**5 Moray Gr VERMONT SOUTH 3133 (REI)**

**Agent Comments**

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**Price:**  
**Method:** Auction Sale  
**Date:** 28/07/2018  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx