

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

21 Lusk Drive, Vermont Vic 3133

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$1,112,000

House

X

Unit

Suburb Vermont

Period - From 01/04/2017

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	19 Mcclares Rd VERMONT 3133	\$975,500	29/04/2017
2	21 Trinian St VERMONT 3133	\$915,000	18/03/2017
3	38 Morack Rd VERMONT 3133	\$900,000	25/03/2017

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: House (Res)
Land Size: 585 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
June quarter 2017: \$1,112,000

3 beds room plus study with land 370 sqm. in Vermont Secondary School zone.

Comparable Properties



19 McClares Rd VERMONT 3133 (REI/VG)



Price: \$975,500
Method: Auction Sale
Date: 29/04/2017
Rooms: -
Property Type: House (Res)
Land Size: 499 sqm approx

Agent Comments

The land size little larger.



21 Trinian St VERMONT 3133 (REI/VG)



Price: \$915,000
Method: Auction Sale
Date: 18/03/2017
Rooms: -
Property Type: House
Land Size: 530 sqm approx

Agent Comments

The land size little larger.



38 Morack Rd VERMONT 3133 (REI/VG)



Price: \$900,000
Method: Auction Sale
Date: 25/03/2017
Rooms: 5
Property Type: House
Land Size: 550 sqm approx

Agent Comments

The land size little larger.