

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 5 Glenora Drive, Vermont VIC 3133

Indicative selling price

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

range between \$ 1,100,000 & \$ 1,200,000

Median sale price

Median price \$ 1,112,000

*House



Suburb Vermont

Period - From 01/04/2017 to 30/06/2017

Source REIV

Comparable property sales

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. 8 Paranda Court, Vermont VIC 3133	\$ 1,185,000	19/04/2017
2. 7 Hempstead Ave, Vermont South VIC 3133	\$ 1,160,000	31/05/2017
3. 50 Woodcrest Road, Vermont VIC 3133	\$ 1,100,000	17/06/2017

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.