

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 17 Minchinbury Drive, Vermont South VIC 3133

Indicative selling price

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

range between \$ 1,180,000 & \$ 1,220,000

Median sale price

Median price \$1,134,000 *House x Suburb Vermont

Period - From 01/07/2017 to 30/08/2017 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. 9 Chablis Crescent, Vermont South VIC 3133	\$ 1,298,888	02/12/2017
2. 21 Lascelle Drive, Vermont South VIC 3133	\$ 1,280,000	22/11/2017
3. 1 Batman Court, Vermont VIC 3133	\$ 1,195,000	1/11/2017