

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	19 Adele Street, Vermont Vic 3133
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Indicative selling price

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

Range between	\$1,100,000	&	\$1,200,000
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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	41 Carinya Rd VERMONT 3133	\$1,235,000	19/06/2017
2	7 Catherine St RINGWOOD 3134	\$1,215,000	20/05/2017
3	18 Barbara St VERMONT 3133	\$1,111,500	15/07/2017

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.



3 2 1

Rooms:
Property Type: House
Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

June quarter 2017: \$1,112,000

Comparable Properties



41 Carinya Rd VERMONT 3133 (REI)

[Agent Comments](#)

4 2 2

Price: \$1,235,000

Method: Sold Before Auction

Date: 19/06/2017

Rooms: 7

Property Type: House (Res)

Land Size: 624 sqm approx



7 Catherine St RINGWOOD 3134 (REI)

[Agent Comments](#)

3 2 1

Price: \$1,215,000

Method: Auction Sale

Date: 20/05/2017

Rooms: 6

Property Type: House (Res)



18 Barbara St VERMONT 3133 (REI)

[Agent Comments](#)

3 1 -

Price: \$1,111,500

Method: Auction Sale

Date: 15/07/2017

Rooms: 7

Property Type: House (Res)

Land Size: 722 sqm approx