

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	9 Silverene Court, Vermont South Vic 3133
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,150,000	&	\$1,200,000
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Median sale price

Median price	\$1,202,000	Hou	ise X	Unit			Suburb	Vermont South
Period - From	01/01/2017	to	31/12/2017		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	37 Barossa Av VERMONT SOUTH 3133	\$1,214,000	03/03/2018
2	17 Minchinbury Dr VERMONT SOUTH 3133	\$1,198,000	06/12/2017
3	3 Huon Ct VERMONT SOUTH 3133	\$1,140,000	25/03/2018

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.















Rooms:

Property Type: House Land Size: 798 sqm approx

Agent Comments

Indicative Selling Price \$1.150.000 - \$1.200.000 Median House Price Year ending December 2017: \$1,202,000

Comparable Properties



37 Barossa Av VERMONT SOUTH 3133 (REI)







Price: \$1,214,000 Method: Auction Sale Date: 03/03/2018

Rooms: 5

Property Type: House (Res) Land Size: 801 sqm approx



17 Minchinbury Dr VERMONT SOUTH 3133

(REI/VG)







Price: \$1,198,000 Method: Private Sale Date: 06/12/2017

Rooms: -

Property Type: House Land Size: 860 sqm approx

3 Huon Ct VERMONT SOUTH 3133 (REI)









Price: \$1,140,000 Method: Auction Sale Date: 25/03/2018

Rooms: 6

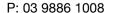
Property Type: House (Res)

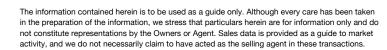
Agent Comments

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