

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

12 Charlnet Drive, Vermont South Vic 3133

Indicative selling price

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

Range between

\$1,150,000

&

\$1,200,000

Median sale price

Median price

\$1,175,000

House

X

Unit

Suburb

Vermont South

Period - From

01/10/2016

to

30/09/2017

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	30 Wildwood Av VERMONT SOUTH 3133	\$1,203,000	02/09/2017
2	250 Hawthorn Rd VERMONT SOUTH 3133	\$1,150,000	24/06/2017
3	6 White Ash Ct VERMONT SOUTH 3133	\$1,130,000	01/09/2017

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.~~



 4  2  2

Rooms:
Property Type: House (Res)
Land Size: 740 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,200,000
Median House Price
Year ending September 2017: \$1,175,000

Comparable Properties



30 Wildwood Av VERMONT SOUTH 3133 (REI) **Agent Comments**

 5  3  2

Price: \$1,203,000
Method: Auction Sale
Date: 02/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 658 sqm approx



250 Hawthorn Rd VERMONT SOUTH 3133 (REI) **Agent Comments**

 4  2  2

Price: \$1,150,000
Method: Private Sale
Date: 24/06/2017
Rooms: 6
Property Type: House (Res)
Land Size: 651 sqm approx



6 White Ash Ct VERMONT SOUTH 3133 (REI) **Agent Comments**

 4  2  4

Price: \$1,130,000
Method: Private Sale
Date: 01/09/2017
Rooms: 6
Property Type: House
Land Size: 805 sqm approx