

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

	Pro	perty	offered	for sal	е
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Address	19 Caldwell Road, Vermont Vic 3133
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$1,030,000	Hou	ise X	Unit		Suburb	Vermont
Period - From	01/10/2017	to	31/12/2017		Source	REIV	

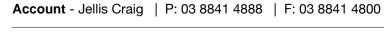
### Comparable property sales (\*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	21 Good Governs St MITCHAM 3132	\$961,000	03/02/2018
2	20 Adele St VERMONT 3133	\$915,000	17/02/2018
3	13 Portsmouth St HEATHMONT 3135	\$901,000	23/09/2017

#### 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.







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Rooms: 6

Property Type: House (Res) Land Size: 630 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$919,000 **Median House Price** December quarter 2017: \$1,030,000

## Comparable Properties



21 Good Governs St MITCHAM 3132 (REI)



Price: \$961,000 Method: Private Sale Date: 03/02/2018 Rooms: 4

Property Type: House (Res) Land Size: 605 sqm approx

**Agent Comments** 



20 Adele St VERMONT 3133 (REI)

**9** 3



Price: \$915,000 Method: Auction Sale Date: 17/02/2018

Property Type: House (Res)

Rooms: 4

Agent Comments



13 Portsmouth St HEATHMONT 3135 (REI/VG) Agent Comments



Price: \$901,000 Method: Auction Sale Date: 23/09/2017

Rooms: -

Property Type: House (Res) Land Size: 625 sqm approx

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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