

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 3 Trinian Street, Vermont 3133

Indicative selling price

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

range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$1,110,000

*House x

Suburb VERMONT

Period - From April 2017 to June 2017

Source REIV

Comparable property sales

A* These are the three properties sold within five 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. 3 Moresby Street, Mitcham	\$ 1,700,000	23/09/2017
2. 6 Trinian street, Vermont	\$ 1,659,000	15/07/2017
3. 64B Glenburnie Road, Vermont	\$ 1,705,000	27/09/2017