

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 8 Overland Drive, Vermont South Vic 3133

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,100,000 Property type House Suburb Vermont South

Period - From 1/10/2018 to 30/9/2019 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
7 Vogue Avenue, VERMONT SOUTH 3133	\$1,180,000	26/10/2019
61 Stanley Road, VERMONT SOUTH 3133	\$1,150,000	2/12/2019
4 Silverwood Way, GLEN WAVERLEY 3150	\$1,100,000	14/9/2019

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.

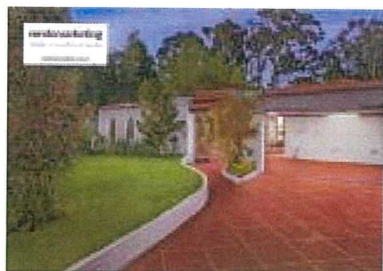
This Statement of Information was prepared on: 10/12/2019 13:35



Property Type: House (Previously Occupied - Detached)
Land Size: 798 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
Year ending September 2019: \$1,100,000

Comparable Properties



7 Vogue Av VERMONT SOUTH 3133 (REI)

Agent Comments



Price: \$1,180,000
Method: Auction Sale
Date: 26/10/2019
Property Type: House (Res)
Land Size: 805 sqm approx



61 Stanley Rd VERMONT SOUTH 3133 (REI)

Agent Comments



Price: \$1,150,000
Method: Sold Before Auction
Date: 02/12/2019
Property Type: House (Res)
Land Size: 725 sqm approx

4 Silverwood Way GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$1,100,000
Method: Auction Sale
Date: 14/09/2019
Property Type: House