

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

1/15 Barbara Street, Vermont Vic 3133

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,100,000 Property Type Townhouse Suburb Vermont

Period - From 14/02/2023 to 13/02/2024 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	5/42 Glenburnie Rd MITCHAM 3132	\$1,220,999	11/12/2023
2	13 Rowan St VERMONT 3133	\$1,205,000	30/01/2024
3	20 Arlington Wlk VERMONT 3133	\$1,180,000	08/02/2024

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:

14/02/2024 12:53

1/15 Barbara Street, Vermont Vic 3133



Christine Bafas
9908 5700
0427 835 610

christinebafas@jellisrcraig.com.au



4 3 2

Property Type: Townhouse

Land Size: 284 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median Townhouse Price

14/02/2023 - 13/02/2024: \$1,100,000

Comparable Properties



5/42 Glenburnie Rd MITCHAM 3132 (REI)

Agent Comments

3 2 2

Price: \$1,220,999

Method: Private Sale

Date: 11/12/2023

Property Type: Townhouse (Res)

Land Size: 401 sqm approx



13 Rowan St VERMONT 3133 (REI)

Agent Comments

4 2 4

Price: \$1,205,000

Method: Private Sale

Date: 30/01/2024

Property Type: Townhouse (Single)

Land Size: 344 sqm approx



20 Arlington Wik VERMONT 3133 (REI)

Agent Comments

4 2 2

Price: \$1,180,000

Method: Private Sale

Date: 08/02/2024

Property Type: Townhouse (Res)

Land Size: 243 sqm approx

Account - Jellis Craig | P: (03) 9908 5700



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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.