

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

109 Jolimont Road, Vermont Vic 3133

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,235,000 Property Type House Suburb Vermont

Period - From 01/01/2023 to 31/03/2023 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	1 Michael Ct FOREST HILL 3131	\$1,237,000	10/06/2023
2	37 Parkmore Rd FOREST HILL 3131	\$1,080,000	15/03/2023
3	59 Vanbrook St FOREST HILL 3131	\$1,055,000	17/04/2023

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:

27/06/2023 18:59



3 1 2

Property Type: House
Land Size: 602 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
March quarter 2023: \$1,235,000

Comparable Properties



1 Michael Ct FOREST HILL 3131 (REI)

Agent Comments

3 1 1

Price: \$1,237,000
Method: Auction Sale
Date: 10/06/2023
Property Type: House (Res)
Land Size: 592 sqm approx



37 Parkmore Rd FOREST HILL 3131 (REI/VG)

Agent Comments

3 2 2

Price: \$1,080,000
Method: Private Sale
Date: 15/03/2023
Property Type: House
Land Size: 588 sqm approx



59 Vanbrook St FOREST HILL 3131 (REI)

Agent Comments

3 1 1

Price: \$1,055,000
Method: Sold Before Auction
Date: 17/04/2023
Property Type: House (Res)
Land Size: 585 sqm approx

Account - Harcourts Vermont South | P: 03 98861008