Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/5-7 Aubrey Street, Vermont Vic 3133

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$850,000		&		\$935,000			
Median sale p	rice							
Median price	\$806,000	Pro	operty Type	Unit			Suburb	Vermont
Period - From	01/04/2022	to	31/03/2023		So	urce	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	3/10 Linlithgow St MITCHAM 3132	\$960,000	25/03/2023
2	3/3 Aubrey St VERMONT 3133	\$955,000	04/02/2023
3	1/12a Scott St MITCHAM 3132	\$854,000	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:

19/06/2023 23:21









Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$850,000 - \$935,000 Median Unit Price Year ending March 2023: \$806,000

Comparable Properties



3/10 Linlithgow St MITCHAM 3132 (REI/VG)



Price: \$960,000 Method: Private Sale Date: 25/03/2023 Property Type: Unit Land Size: 364 sqm approx

Agent Comments

Agent Comments



3/3 Aubrey St VERMONT 3133 (VG)

Price: \$955,000 Method: Sale Date: 04/02/2023 Property Type: Flat/Unit/Apartment (Res)



1/12a Scott St MITCHAM 3132 (REI)



Price: \$854,000 Method: Private Sale Date: 17/04/2023 Property Type: Unit Agent Comments

Account - O'Brien Real Estate Vermont | P: 03 9087 1087





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