

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

51 Stevens Road, Vermont Vic 3133

Indicative selling price

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

Range between

\$1,080

&

\$1,188

Median sale price

Median price

\$1,186,000

Property Type

House

Suburb

Vermont

Period - From

01/07/2022

to

30/06/2023

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	3 Wembley Ct FOREST HILL 3131	\$1,150,000	18/03/2023
2	39 Shady Gr NUNAWADING 3131	\$1,100,000	22/03/2023
3	7 Fisher St FOREST HILL 3131	\$1,100,000	09/02/2023

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:

15/07/2023 10:16



Rooms: 5
Property Type: House
Land Size: 591.197 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,080 - \$1,188
Median House Price
 Year ending June 2023: \$1,186,000

Comparable Properties



3 Wembley Ct FOREST HILL 3131 (REI)

Agent Comments



Price: \$1,150,000
Method: Private Sale
Date: 18/03/2023
Property Type: House
Land Size: 593 sqm approx



39 Shady Gr NUNAWADING 3131 (REI)

Agent Comments



Price: \$1,100,000
Method: Sold Before Auction
Date: 22/03/2023
Property Type: House (Res)



7 Fisher St FOREST HILL 3131 (REI)

Agent Comments



Price: \$1,100,000
Method: Sold Before Auction
Date: 09/02/2023
Property Type: House (Res)
Land Size: 757 sqm approx

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