

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 44 Blanche Drive, VERMONT, VIC, 3133

Indicative selling price

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

Single price \$ or range between \$ 1,600,000 & \$ 1,750,000

Median sale price

Median price \$ House Unit Suburb VERMONT

Period - From 01/06/2017 to 01/06/2018 Source APM PriceFinder

Comparable property sales

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
8 TALARNO AVENUE, VERMONT SOUTH VIC 3133	\$ 1,265,000	11/05/2018
4 COPPIN CLOSE, MITCHAM VIC 3132	\$ 840,000	27/04/2018
8 MADONNA COURT, VERMONT VIC 3133	\$ 1,300,000	14/03/2018