

3 Reynella Close, Vermont South Vic 3133

Daniel Bullen  
9908 5700  
0412 809 725  
danielbullen@jellisrcraig.com.au



 4  3  2

**Rooms:** 7  
**Property Type:** Residential  
**Land Size:** 882 sqm

**Agent Comments**

Internal build area is 224 m<sup>2</sup> or 24.11 squares. Year of build 1977 and fully renovated in 2017

**Indicative Selling Price**  
\$1,400,000 - \$1,500,000

**Median House Price**  
March quarter 2017: \$1,151,000

## Comparable Properties



**5 Danielle Ct VERMONT SOUTH 3133 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,560,000  
**Method:** Private Sale  
**Date:** 15/04/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 1171 sqm



**827 Highbury Rd VERMONT SOUTH 3133 (REI)** **Agent Comments**

 4  2  2

**Price:** \$1,430,000  
**Method:** Auction Sale  
**Date:** 25/03/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 793 sqm



**1 Salurn Ct VERMONT SOUTH 3133 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,355,000  
**Method:** Private Sale  
**Date:** 28/04/2017  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 789 sqm

## 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

3 Reynella Close, Vermont South Vic 3133

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,400,000

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\$1,500,000

### Median sale price

Median price \$1,151,000

House X

Suburb Vermont South

Period - From 01/01/2017 to 31/03/2017

Source REIV

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
5 Danielle Ct VERMONT SOUTH 3133	\$1,560,000	15/04/2017
827 Highbury Rd VERMONT SOUTH 3133	\$1,430,000	25/03/2017
1 Salurn Ct VERMONT SOUTH 3133	\$1,355,000	28/04/2017