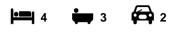
Daniel Bullen 9908 5700 0412 809 725 danielbullen@jelliscraig.com.au

Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price March quarter 2017: \$1,151,000





Property Type: Residential Land Size: 882 sqm

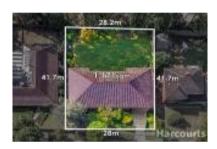
Agent Comments

Internal build area is 224 \mbox{m}^2 or 24.11 squares. Year of build 1977 and fully renovated in

Agent Comments

2017

Comparable Properties



5 Danielle Ct VERMONT SOUTH 3133 (REI)

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 **늘** 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)

- 4 **-** 2 **-** 2

Price: \$1,355,000 **Method:** Private Sale **Date:** 28/04/2017 **Rooms:** 5

Property Type: House **Land Size:** 789 sqm

Agent Comments

Account - Jellis Craig





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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	3 Reynella Close, Vermont South Vic 3133
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,400,000	&	\$1,500,000

Median sale price

Median price	\$1,151,000	Н	ouse X	Su	ıburb	Vermont South
Period - From	01/01/2017	to	31/03/2017	Source	REI	′

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

Account - Jellis Craig Generated: 07/06/2017 10:14



