

## 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

31 Livingstone Road, Vermont South Vic 3133

#### Indicative selling price

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

Range between  &

#### Median sale price

Median price	<input type="text" value="\$1,200,000"/>	House	<input type="text" value="X"/>	Unit	<input type="text"/>	Suburb	<input type="text" value="Vermont South"/>
Period - From	<input type="text" value="01/04/2017"/>	to	<input type="text" value="31/03/2018"/>	Source	<input type="text" value="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		
2		
3		

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.



7 5 8

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 2584 sqm approx

Agent Comments

**Indicative Selling Price**

\$4,000,000 - \$4,400,000

**Median House Price**

Year ending March 2018: \$1,200,000

## Comparable Properties



**419-423 Burwood Hwy VERNONT SOUTH  
3133 (REI)**

Agent Comments

- - -

**Price:** \$4,350,000

**Method:** Private Sale

**Date:** 08/03/2018

**Rooms:** -

**Property Type:** Land (Commercial)

**Land Size:** 1972 sqm approx

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.