

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

2004 Wellington Road, Clematis Vic 3782

Indicative selling price

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

Range between \$580,000

&

\$638,000

Median sale price*

Median price

House

Unit

Suburb

Period - From

to

Source

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	1994 Wellington Rd CLEMATIS 3782	\$685,000	20/12/2017
2	1 Anne St EMERALD 3782	\$620,000	02/10/2017
3	8 Victor Rd CLEMATIS 3782	\$595,000	09/01/2018

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.~~

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



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Rooms:

Property Type: House

Land Size: 1020 sqm approx

Agent Comments

Comparable Properties



1994 Wellington Rd CLEMATIS 3782 (REI)

Agent Comments

🛏 3 🚿 2 🚗 4

Price: \$685,000

Method: Private Sale

Date: 20/12/2017

Rooms: 6

Property Type: House

Land Size: 1030 sqm approx



1 Anne St EMERALD 3782 (REI/VG)

Agent Comments

🛏 3 🚿 1 🚗 2

Price: \$620,000

Method: Private Sale

Date: 02/10/2017

Rooms: 4

Property Type: House

Land Size: 1056 sqm approx



8 Victor Rd CLEMATIS 3782 (REI)

Agent Comments

🛏 3 🚿 1 🚗 2

Price: \$595,000

Method: Private Sale

Date: 09/01/2018

Rooms: 5

Property Type: House

Land Size: 1109 sqm approx