

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

10 Gelea Crescent, Vermont South Vic 3133

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,250,000

Median sale price

Median price \$1,180,000

House

X

Unit

Suburb

Vermont South

Period - From 01/10/2017

to

30/09/2018

Source REIV

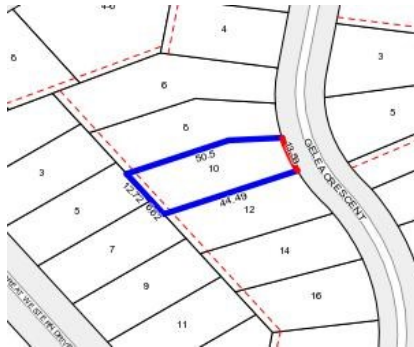
Comparable property sales (*Delete A or B below as applicable)

- 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 | 28 Coltain St VERMONT SOUTH 3133 | \$1,350,000 | 15/08/2018 |
| 2 | 88 Terrara Rd VERMONT SOUTH 3133 | \$1,250,000 | 24/09/2018 |
| 3 | 206 Morack Rd VERMONT SOUTH 3133 | \$1,250,000 | 14/07/2018 |

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.



Rooms:
Property Type: House (Res)
Land Size: 845 sqm approx
Agent Comments

Indicative Selling Price
 \$1,250,000
Median House Price
 Year ending September 2018: \$1,180,000

Comparable Properties



28 Coltain St VERMONT SOUTH 3133 (REI)

Agent Comments



Price: \$1,350,000
Method: Private Sale
Date: 15/08/2018
Rooms: -
Property Type: House
Land Size: 819 sqm approx

88 Terrara Rd VERMONT SOUTH 3133 (REI)

Agent Comments



Price: \$1,250,000
Method: Private Sale
Date: 24/09/2018
Rooms: -
Property Type: House (Res)

206 Morack Rd VERMONT SOUTH 3133 (REI)

Agent Comments



Price: \$1,250,000
Method: Auction Sale
Date: 14/07/2018
Rooms: -
Property Type: House (Res)
Land Size: 1015 sqm approx