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

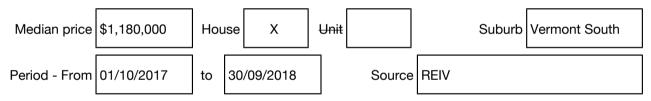
10 Gelea Crescent, Vermont South Vic 3133

Indicative selling price

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

Single price \$1,250,000

Median sale price



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.

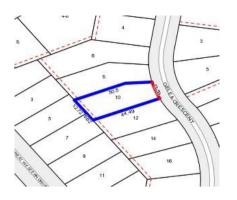
Account - Noel Jones | P: 03 9877 1855 | F: 03 9877 1955

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







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)



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

Agent Comments

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

Account - Noel Jones | P: 03 9877 1855 | F: 03 9877 1955

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