

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 1 Woodleigh Crescent, Vermont South Vic 3133

Indicative selling price

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

Range between \$930,000 & \$1,020,000

Median sale price

Median price \$1,110,000 House X Unit Suburb Vermont South

Period - From 01/10/2018 to 31/12/2018 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	19 Ashton St GLEN WAVERLEY 3150	\$1,003,600	15/12/2018
2	746b Highbury Rd GLEN WAVERLEY 3150	\$1,002,180	15/11/2018
3	11 Hempstead Av VERMONT SOUTH 3133	\$925,000	13/12/2018

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: Clinic - Health
Clinic
Land Size: 657 sqm approx
Agent Comments

Indicative Selling Price
\$930,000 - \$1,020,000
Median House Price
December quarter 2018: \$1,110,000

Comparable Properties

19 Ashton St GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$1,003,600
Method: Auction Sale
Date: 15/12/2018
Rooms: -
Property Type: House (Res)
Land Size: 660 sqm approx



746b Highbury Rd GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



Price: \$1,002,180
Method: Private Sale
Date: 15/11/2018
Rooms: -
Property Type: House
Land Size: 657 sqm approx



11 Hempstead Av VERMONT SOUTH 3133 (REI)

Agent Comments



Price: \$925,000
Method: Private Sale
Date: 13/12/2018
Rooms: 7
Property Type: House
Land Size: 651 sqm approx