

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 The Crescent, Wesburn Vic 3799

Indicative selling price

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

Range between \$440,000

&

\$470,000

Median sale price

Median price \$661,250

Property Type House

Suburb Wesburn

Period - From 18/10/2018

to

17/10/2019

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	25 Tulloch St MILLGROVE 3799	\$455,500	04/06/2019
2	9 Cavanagh Rd MILLGROVE 3799	\$455,000	16/09/2019
3	17 Dee Rd MILLGROVE 3799	\$455,000	14/07/2019

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.~~

This Statement of Information was prepared on:

18/10/2019 15:26



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Property Type: House
Land Size: 1029 sqm approx
Agent Comments

Indicative Selling Price
\$440,000 - \$470,000
Median House Price
18/10/2018 - 17/10/2019: \$661,250

Comparable Properties

25 Tulloch St MILLGROVE 3799 (REI/VG)

Agent Comments

 4  -  2

Price: \$455,500
Method: Private Sale
Date: 04/06/2019
Rooms: 1
Property Type: House
Land Size: 831 sqm approx



9 Cavanagh Rd MILLGROVE 3799 (REI)

Agent Comments

 4  2  1

Price: \$455,000
Method: Private Sale
Date: 16/09/2019
Property Type: House
Land Size: 660 sqm approx



17 Dee Rd MILLGROVE 3799 (REI)

Agent Comments

 4  1  2

Price: \$455,000
Method: Private Sale
Date: 14/07/2019
Rooms: 7
Property Type: House
Land Size: 846 sqm approx