

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 Woodcrest Road Vermont VIC 3133

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,200,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$903,000

*House

X

*Unit

Suburb

Vermont

Period-from

01 Aug 2018

to

31 Jul 2019

Source

Corelogic

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 6 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

44 Woodleigh Crescent Vermont South VIC 3133	\$1,270,000	23-Jul-19
13 Quentin Street Forest Hill VIC 3131	\$1,250,000	11-Jun-19
15 Delatite Court Vermont VIC 3133	\$1,165,000	11-May-19

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 6 months.~~

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44 Woodleigh Crescent Vermont South VIC 3133

 4  2  2

Sold Price ^{RS} **\$1,270,000** Sold Date **23-Jul-19**

Distance **1.98km**



13 Quentin Street Forest Hill VIC 3131

 4  2  2

Sold Price **\$1,250,000** Sold Date **11-Jun-19**

Distance **1.26km**



15 Delatite Court Vermont VIC 3133

 4  2  2

Sold Price **\$1,165,000** Sold Date **11-May-19**

Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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