

# 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

13 Gelea Crescent, Vermont South Vic 3133

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000

&

\$1,430,000

### Median sale price

Median price \$1,220,000

Property Type House

Suburb Vermont South

Period - From 01/10/2020

to 31/12/2020

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.

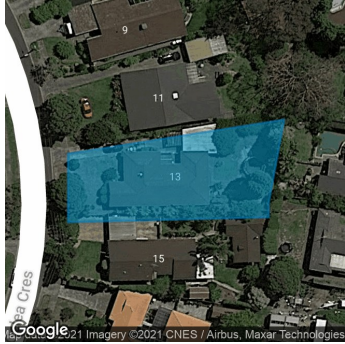
	Address of comparable property	Price	Date of sale
1	1 Head Ct VERMONT SOUTH 3133	\$1,326,000	19/12/2020
2	16 Winjallock Cr VERMONT SOUTH 3133	\$1,290,000	12/12/2020
3	12 Gelea Cr VERMONT SOUTH 3133	\$1,225,000	11/10/2020

**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:

10/02/2021 16:20



4   
 2   
 2

**Property Type:** House  
**Land Size:** 897 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,300,000 - \$1,430,000  
**Median House Price**  
 December quarter 2020: \$1,220,000

## Comparable Properties

### 1 Head Ct VERMONT SOUTH 3133 (REI)

4   
 2   
 2

**Price:** \$1,326,000  
**Method:** Auction Sale  
**Date:** 19/12/2020  
**Property Type:** House (Res)  
**Land Size:** 614 sqm approx

Agent Comments

Comparable location and accomodation



### 16 Winjallock Cr VERMONT SOUTH 3133 (REI)

4   
 2   
 3

**Price:** \$1,290,000  
**Method:** Auction Sale  
**Date:** 12/12/2020  
**Property Type:** House (Res)  
**Land Size:** 855 sqm approx

Agent Comments

Comparable location and accomodation



### 12 Gelea Cr VERMONT SOUTH 3133 (REI/VG)

4   
 2   
 2

**Price:** \$1,225,000  
**Method:** Private Sale  
**Date:** 11/10/2020  
**Property Type:** House (Res)  
**Land Size:** 826 sqm approx

Agent Comments

Comparable location Unrenovated kitchen