

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 8 Gelea Crescent, Vermont South Vic 3133

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,104,000 House X Unit Suburb Vermont South

Period - From 01/01/2019 to 31/03/2019 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	5 Raheen Ct VERMONT SOUTH 3133	\$1,200,000	25/02/2019
2	7 Glenwerri Ct VERMONT SOUTH 3133	\$1,125,000	25/05/2019
3	15 Gwyn Rise VERMONT SOUTH 3133	\$1,110,000	28/06/2019

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.



5 3 3

Rooms: 7
Property Type: House (Res)
Land Size: 956 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
March quarter 2019: \$1,104,000

Comparable Properties



5 Raheen Ct VERMONT SOUTH 3133 (REI/VG) **Agent Comments**

4 2 2

Price: \$1,200,000
Method: Private Sale
Date: 25/02/2019
Rooms: -
Property Type: House (Res)
Land Size: 840 sqm approx



7 Glenwerri Ct VERMONT SOUTH 3133 (REI) **Agent Comments**

4 2 2

Price: \$1,125,000
Method: Auction Sale
Date: 25/05/2019
Rooms: -
Property Type: House (Res)
Land Size: 865 sqm approx



15 Gwyn Rise VERMONT SOUTH 3133 (REI) **Agent Comments**

4 2 3

Price: \$1,110,000
Method: Private Sale
Date: 28/06/2019
Rooms: -
Property Type: House
Land Size: 925 sqm approx