

Mark Li 0423 780 916 Mark.Li@vicprop.com.au

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

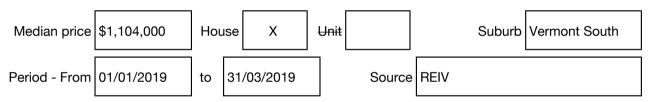
ess 8 Gelea Crescent, Vermont South Vic 3133 nd de

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



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.

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



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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



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

2

7 Glenwerri Ct VERMONT SOUTH 3133 (REI) Agent Comments

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

6 2



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

Agent Comments



15 Gwyn Rise VERMONT SOUTH 3133 (REI)



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

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