

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

1 Woodleigh Crescent, Vermont South Vic 3133

Indicative selling price

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

Range between \$880,000

&

\$968,000

Median sale price

Median price \$1,068,000

Property Type House

Suburb Vermont South

Period - From 01/07/2018

to

30/06/2019

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	20 Galahad Cr GLEN WAVERLEY 3150	\$1,045,000	31/05/2019
2	34 Camelot Dr GLEN WAVERLEY 3150	\$1,021,000	15/06/2019
3	46 Victor Cr FOREST HILL 3131	\$998,000	06/07/2019

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:

16/09/2019 12:42



Property Type: Clinic - Health
Clinic

Land Size: 657 sqm approx

Agent Comments

Indicative Selling Price

\$880,000 - \$968,000

Median House Price

Year ending June 2019: \$1,068,000

Comparable Properties



20 Galahad Cr GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$1,045,000

Method: Sold Before Auction

Date: 31/05/2019

Property Type: House

Land Size: 657 sqm approx

34 Camelot Dr GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$1,021,000

Method: Auction Sale

Date: 15/06/2019

Property Type: House

Land Size: 652 sqm approx

46 Victor Cr FOREST HILL 3131 (REI/VG)

Agent Comments



Price: \$998,000

Method: Auction Sale

Date: 06/07/2019

Property Type: House (Res)

Land Size: 606 sqm approx