

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	15 Winswood Close, Vermont South Vic 3133
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Indicative selling price

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

Range between	\$1,020,000	&	\$1,080,000
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Median sale price

Median price	\$1,160,000	House	<input checked="" type="checkbox"/>	Unit	<input type="checkbox"/>	Suburb	Vermont South
Period - From	01/01/2018	to	31/03/2018	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	27 Marleigh St VERMONT 3133	\$1,080,000	12/01/2018
2	25 Holyrood Dr VERMONT 3133	\$1,061,000	07/04/2018
3	9 Tanunda St VERMONT SOUTH 3133	\$1,040,000	04/05/2018

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.



4 2 2

Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
 \$1,020,000 - \$1,080,000
Median House Price
 March quarter 2018: \$1,160,000

Comparable Properties



27 Marleigh St VERMONT 3133 (REI/VG)

Agent Comments

4 2 2

Price: \$1,080,000
Method: Private Sale
Date: 12/01/2018
Rooms: 6
Property Type: House
Land Size: 603 sqm approx



25 Holyrood Dr VERMONT 3133 (REI)

Agent Comments

4 2 2

Price: \$1,061,000
Method: Auction Sale
Date: 07/04/2018
Rooms: -
Property Type: House (Res)
Land Size: 869 sqm approx



9 Tanunda St VERMONT SOUTH 3133 (REI)

Agent Comments

4 1 2

Price: \$1,040,000
Method: Private Sale
Date: 04/05/2018
Rooms: 5
Property Type: House
Land Size: 825 sqm approx