

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	15 Winswood Close, Vermont South Vic 3133
Including suburb and	
postcode	

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	Ηοι	ıse X	Unit		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.

Ad	dress 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

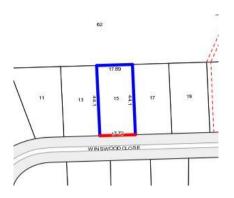
OR

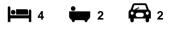
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.











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)



Price: \$1,080,000 Method: Private Sale Date: 12/01/2018 Rooms: 6

Property Type: House Land Size: 603 sqm approx **Agent Comments**



25 Holyrood Dr VERMONT 3133 (REI)



Price: \$1,061,000 Method: Auction Sale Date: 07/04/2018

Rooms: -

Property Type: House (Res) Land Size: 869 sqm approx

Agent Comments



9 Tanunda St VERMONT SOUTH 3133 (REI)





Price: \$1,040,000 Method: Private Sale Date: 04/05/2018 Rooms: 5

Property Type: House Land Size: 825 sqm approx **Agent Comments**

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