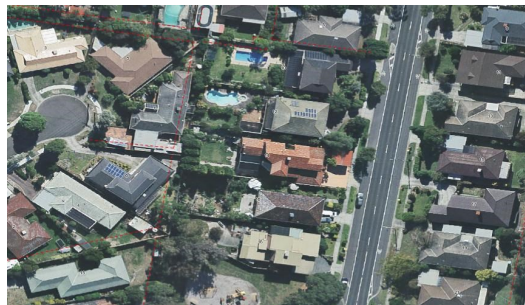


Rupa Mane
03 9889 8800
0479 151 750
rupamane@mcgrath.com.au



5 3 2

Rooms:
Property Type: House
Land Size: 843 sqm
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median House Price
March quarter 2017: \$1,151,000

Comparable Properties



14 Woodleigh Cr VERMONT SOUTH 3133 (REI/VG)

Agent Comments

5 3 2

Price: \$1,550,003
Method: Private Sale
Date: 10/12/2016
Rooms: 8
Property Type: House
Land Size: 866 sqm



1 Thompson St GLEN WAVERLEY 3150 (REI)

Agent Comments

4 3 2

Price: \$1,535,000
Method: Auction Sale
Date: 10/12/2016
Rooms: 7
Property Type: House (Res)
Land Size: 838 sqm



3 Dawn Ct GLEN WAVERLEY 3150 (REI)

Agent Comments

5 3 2

Price: \$1,500,000
Method: Auction Sale
Date: 19/02/2017
Rooms: 8
Property Type: House (Res)
Land Size: 920 sqm

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 14 Hartland Road, Vermont South Vic 3133

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$1,151,000

House X

Suburb Vermont South

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
14 Woodleigh Cr VERMONT SOUTH 3133	\$1,550,003	10/12/2016
1 Thompson St GLEN WAVERLEY 3150	\$1,535,000	10/12/2016
3 Dawn Ct GLEN WAVERLEY 3150	\$1,500,000	19/02/2017