

Statement of Information Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 30 Wildwood Avenue Vermont South

Indicative selling price

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

Single price ----- or range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,225,000 *House Suburb VERMONT SOUTH
Period - From APR 2017 to JUN 2017 Source REIV

Comparable property sales

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. 37 WILDWOOD AV VERMONT SOUTH	\$1,240,000	10 JUN 2017
2. 14 WILDWOOD AV VERMONT SOUTH	\$1,070,000	21 MAY 2017
3. 653 SPRINGVALE RD VERMONT SOUTH	\$1,228,000	03 JUN 2017