

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	7 Timbertop Drive, Vermont Vic 3133
Including suburb and	
postcode	

Indicative selling price

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

\$750,000

Median sale price

Median price	\$898,000	Hou	use X	Unit		Suburb	Vermont
Period - From	01/01/2019	to	31/03/2019		Source	REIV	

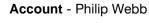
Comparable property sales (*Delete A or B below as applicable)

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 52 Stevens Rd FOREST HILL 3131 \$755,000 08/12/2018 2 26 Husband Rd FOREST HILL 3131 \$745,000 03/04/2019 3 23 Husband Rd FOREST HILL 3131 \$693,000 19/03/2019

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.







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Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 546 sqm approx

Agent Comments

Indicative Selling Price \$690,000 - \$750,000 **Median House Price** March quarter 2019: \$898,000

Comparable Properties



52 Stevens Rd FOREST HILL 3131 (REI/VG)

=3





Agent Comments

Price: \$755,000 Method: Private Sale Date: 08/12/2018

Rooms: -

Property Type: House Land Size: 585 sqm approx



26 Husband Rd FOREST HILL 3131 (REI)

-3





Price: \$745.000 Method: Private Sale Date: 03/04/2019

Rooms: 7

Property Type: House

Agent Comments









Price: \$693,000 Method: Private Sale Date: 19/03/2019

Rooms: 4

Property Type: House (Res)

Agent Comments

Account - Philip Webb





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