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<br>Including suburb and postcode | 27 Woodcrest Road, Vermont Vic 3133 |

## Indicative selling price

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

Range between $1,200,000 & $1,300,000

## Median sale price

Median price $1,232,000 Property Type House Suburb Vermont

Period - From 01/10/2022 to 31/12/2022 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 | 16 Joyce St NUNAWADING 3131 | $1,420,000 | 20/08/2022 |
| 2 | 11 Chablis Cr VERMONT SOUTH 3133 | $1,350,000 | 18/08/2022 |
| 3 | 135 Mount Pleasant Rd FOREST HILL 3131 | $1,266,000 | 27/07/2022 |

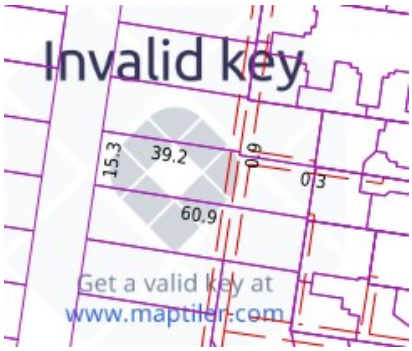
**OR**

~~**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.~~

This Statement of Information was prepared on: 19/01/2023 09:05

# 27 Woodcrest Road, Vermont Vic 3133

Tim Heavyside
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0403020404
tim@heavyside.co




4 2 2

**Property Type:** House (Res)
**Land Size:** 921 sqm approx

Agent Comments

**Indicative Selling Price**
$1,200,000 - $1,300,000
**Median House Price**
December quarter 2022: $1,232,000

## Comparable Properties




**16 Joyce St NUNAWADING 3131 (REI)**

3 2 1

**Price:** $1,420,000
**Method:**
**Date:** 20/08/2022
**Property Type:** House

Agent Comments

831 sqm



**11 Chablis Cr VERMONT SOUTH 3133 (REI/VG)**

4 2 2

**Price:** $1,350,000
**Method:** Private Sale
**Date:** 18/08/2022
**Property Type:** House
**Land Size:** 880 sqm approx

Agent Comments




**135 Mount Pleasant Rd FOREST HILL 3131 (REI/VG)**

2 1 5

**Price:** $1,266,000
**Method:** Auction Sale
**Date:** 27/07/2022
**Property Type:** House (Res)
**Land Size:** 887 sqm approx

Agent Comments

**Account** - Heavyside

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