

## STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR  
OUTSIDE THE MELBOURNE METROPOLITAN AREA

**Sections 47AF of the Estate Agents Act 1980**

PROPERTY OFFERED FOR SALE

**9 Winswood Close, Vermont South, VIC 3133**

INDICATIVE SELLING PRICE

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single Price \$1,250,000**

MEDIAN SALE PRICE

**Median price \$1,225,000 | House | Vermont South (3133)**

**Period - From 1 April 2017 to 30 June 2017 | Source - REIV**

COMPARABLE PROPERTY SALES

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
<b>1 BAHAMA CT, VERMONT VIC 3133</b>	<b>\$1,270,000</b>	<b>03/06/2017</b>
<b>73 NURLENDI RD, VERMONT VIC 3133</b>	<b>\$1,263,500</b>	<b>26/08/2017</b>
<b>18 MYRIONG AVE, VERMONT SOUTH VIC 3133</b>	<b>\$1,250,000</b>	<b>15/07/2017</b>