

## 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 7 Timbertop Drive, Vermont Vic 3133

#### Indicative selling price

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

Range between \$690,000 & \$750,000

#### Median sale price

Median price \$898,000 House 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.



**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) [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) [Agent Comments](#)



**Price:** \$745,000  
**Method:** Private Sale  
**Date:** 03/04/2019  
**Rooms:** 7  
**Property Type:** House



23 Husband Rd FOREST HILL 3131 (REI) [Agent Comments](#)



**Price:** \$693,000  
**Method:** Private Sale  
**Date:** 19/03/2019  
**Rooms:** 4  
**Property Type:** House (Res)