

# 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 188 Hawthorn Road, 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)

Price Range \$1,050,000 & \$1,150,000

### Median sale price

Median price \$1,415,000 Property Type House Suburb Vermont South (3133)

Period - From 27/02/2022 to 27/02/2023 Source Realestate

### 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
303A HAWTHORN ROAD, VERMONT SOUTH VIC 3133	\$1,069,000	03/12/2022
5 HUSKEY COURT, VERMONT SOUTH VIC 3133	\$1,190,000	16/08/2022
10 MULLENS ROAD, VERMONT SOUTH VIC 3133	\$1,165,000	13/08/2022

This Statement of Information was prepared on: 27/02/2023