Statement of Information

Single residential property located in the Melbourne metropolitan area

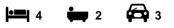
Section 47AF of the Estate Agents Act 1980

Proper	rty offere	ed for s	sale									
Address Including suburb and postcode			d									
Indicat	tive sellir	ng pric	e									
For the	meaning o	of this p	rice see	cons	sumer.vic.go	ov.au/ι	underquo	oting				
Range between \$1,45			0,000		&	& \$1,580,000						
Media	n sale pri	ice										
Median price		\$1,442,500 F			roperty Type Hous		е		Suburt	Vermont Sc	outh	
Period - From 01/04			022	to 31/03/2023 Source REI					REIV	V		
Compa	arable pr	operty	sales	(*De	lete A or E	3 belo	w as ap	plica	ble)			
A*	These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.											
Address of comparable property									F	Price	Date of sale	
1												
2												
3												
OR												
B*										ewer than thre the last six mo	ee comparable onths.	
	This Statement of Information was prepared on:							on: \Box	26/06/2023 13:42			









Property Type: House (Res) **Land Size:** 793 sqm approx

Agent Comments

Indicative Selling Price \$1,450,000 - \$1,580,000 Median House Price Year ending March 2023: \$1,442,500

Comparable Properties

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.

Account - Harcourts Vermont South | P: 03 98861008



