Statement of Information

Single residential property located in the Melbourne metropolitan area

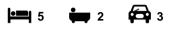
Section 47AF of the Estate Agents Act 1980

Prope	rty offered for s	sale						
Address Including suburb and postcode		774 Canterbury Road, Vermont Vic 3133						
Indica	tive selling prid	ce						
For the	meaning of this p	orice see co	nsumer.vic.gov.aเ	ı/underquo	ting			
Range between \$1,250,000			& \$1,350,000					
Media	n sale price							
Medi	ian price \$1,235,	000 P	roperty Type Ho	ıse		Suburb	Vermont	
Period	d - From 01/01/2	2023 to	31/03/2023	So	ource	REIV		
Compa	arable property	y sales (*De	elete A or B be	ow as ap	plicab	ole)		
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						Pi	rice	Date of sale
1								
2								
3								
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 Stater	ment of Informatio	n was nrer	nared o	n	06/06/00	100 15:07









Property Type: House **Land Size:** 788 sqm approx

Agent Comments

Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price March guarter 2023: \$1,235,000

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



