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

8 Eagle Court, Vermont South Vic 3133

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,700,000		&		\$1,800,000					
Median sale p	rice									
Median price	\$1,450,000	Pro	operty Type	Hou	ise		Suburb	Vermont South		
Period - From	06/04/2022	to	05/04/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	2 Eagle Ct VERMONT SOUTH 3133	\$1,900,000	12/11/2022
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 Statement of Information was prepared on:

06/04/2023 15:02



Harcourts





Property Type: House **Land Size:** 734 sqm approx Agent Comments Indicative Selling Price \$1,700,000 - \$1,800,000 Median House Price 06/04/2022 - 05/04/2023: \$1,450,000

Comparable Properties



2 Eagle Ct VERMONT SOUTH 3133 (REI/VG)

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within



Price: \$1,900,000 Method: Auction Sale Date: 12/11/2022 Property Type: House (Res) Land Size: 694 sqm approx Agent Comments

Account - Harcourts Vermont South | P: 03 98861008

two kilometres of the property for sale in the last six months.





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