

# 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

128 Morack 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)

Range between \$998,000 & \$1,097,000

### Median sale price

Median price \$1,165,000 Property Type House Suburb Vermont South

Period - From 27/01/2019 to 26/01/2020 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	8 Karwitha St VERMONT 3133	\$1,080,000	24/09/2019
2	7 Pioneer CI VERMONT SOUTH 3133	\$1,080,000	02/09/2019
3	17 Carinya Rd VERMONT 3133	\$1,040,000	15/11/2019

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.~~

This Statement of Information was prepared on:

27/01/2020 15:08