## Statement of Information

Property offered for sale

## Single residential property located in the Melbourne metropolitan area

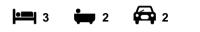
## Section 47AF of the Estate Agents Act 1980

Including	Address suburb and postcode	23 Hartla	nd	Road, Vermo	ont So	outh Vic 3	133				
Indicative selling price											
For the meaning of this price see consumer.vic.gov.au/underquoting											
Range between \$1,150,000		0,000		&		\$1,250,000					
Median sale price											
Median p	price \$1,435,	000	Pro	operty Type	Hous	е		Suburb	Vermont Sou	uth	
Period - F	022	to	30/06/2023		Sc	Source		/			
Comparable property sales (*Delete A or B below as applicable)											
me	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								Pı	ice	Date of sale	
1											
2											
3											
OR											
	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:								on:	20/07/2023 17:21		









Rooms: 6

**Property Type:** House (Res) **Land Size:** 626 sqm approx

**Agent Comments** 

Indicative Selling Price \$1,150,000 - \$1,250,000 Median House Price Year ending June 2023: \$1,435,000

## 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



