Statement of Information

Single residential property located in the Melbourne metropolitan area

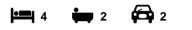
Section 47AF of the Estate Agents Act 1980

| Prope | rty offered | for s | ale | | | | | | | | | |
|--|---|----------|-------------------------------------|--------------------|------------------------------|---------|-------------|-------|------------------|---------|-------------------------|-----|
| Address Including suburb and postcode | | | 9 Greenwood Court, Vermont Vic 3133 | | | | | | | | | |
| Indica | tive sellin | g pric | e | | | | | | | | | |
| For the | meaning of | f this p | rice see | con | sumer.vic.go | ον.au/ι | underquo | ting | | | | |
| Range between \$1,350 | | | 0,000 | | & | | \$1,450,000 | | | | | |
| Media | n sale pric | е | | | | | | | | | | |
| Median price \$1,218,50 | | | 500 | Property Type Hous | | | е | | Suburb | Vermont | | |
| Period | d - From 0 | 1/01/2 | 022 | to 31/03/2022 | | | So | ource | REIV | | | |
| Compa | arable pro | perty | sales | (*De | lete A or B | belo | w as ap | plica | ble) | | | |
| 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 | | | | | | | | | F | Price | Date of sa | ale |
| 1 | | | | | | | | | | | | |
| 2 | | | | | | | | | | | | |
| 3 | | | | | | | | | | | | |
| OR | | | | | | | | | | | | |
| B* | | | | | epresentativ wo kilometre | | | | | | ree comparab nonths. | ole |
| This Statement of Information was prepared on: | | | | | | | | on: | 23/04/2022 19:39 | | | |









Property Type: House Land Size: 494 sqm approx

Agent Comments

Indicative Selling Price \$1,350,000 - \$1,450,000 **Median House Price** March guarter 2022: \$1,218,500

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



