## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 44 Wildwood Avenue, Vermont South Vic 3133

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,380,000		&		\$1,480,000					
Median sale price										
Median price	\$1,526,500	Pro	Property Type Hou		lse		Suburb	Vermont South		
Period - From	01/10/2023	to	30/09/2024		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.

Ado	dress of comparable property	Price	Date of sale
1	4 Moran Ct VERMONT SOUTH 3133	\$1,510,000	22/06/2024
2			
3			

OR

**B**<sup>\*</sup> 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:

22/10/2024 11:54



# Harcourts





**Property Type:** House **Land Size:** 639 sqm approx Agent Comments Indicative Selling Price \$1,380,000 - \$1,480,000 Median House Price Year ending September 2024: \$1,526,500

## **Comparable Properties**



4 Moran Ct VERMONT SOUTH 3133 (REI/VG) Agent Comments



Price: \$1,510,000 Method: Auction Sale Date: 22/06/2024 Property Type: House (Res) Land Size: 654 sqm approx

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

propertydata



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