## 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

16 Cotswold Close, Vermont Vic 3133

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$1,000,000		&		\$1,100,000			
Median sale p	rice							
Median price	\$1,232,000	Pro	operty Type	Hou	se		Suburb	Vermont
Period - From	01/10/2022	to	31/12/2022		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.

Ad	dress of comparable property	Price	Date of sale
1	2 Devlin St VERMONT 3133	\$1,110,000	31/10/2022
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:

07/02/2023 15:52







**Property Type:** House **Land Size:** 571 sqm approx Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price December quarter 2022: \$1,232,000

# **Comparable Properties**



2 Devlin St VERMONT 3133 (VG)



Price: \$1,110,000 Method: Sale Date: 31/10/2022 Property Type: House (Res) Land Size: 688 sqm approx Agent Comments

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 - Barry Plant | P: 03 9842 8888





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