Statement of Information

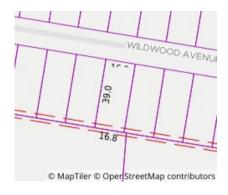
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Prope	rty offered fo	or sale									
Address Including suburb and postcode		nd CZ TTIIC	32 Wildwood Avenue, Vermont South Vic 3133								
Indica	tive selling p	orice									
For the	meaning of th	is price see	con	sumer.vic.go	ov.au/ı	underquo	ting				
Rang	e between \$1	,150,000		&		\$1,250,000					
Media	n sale price										
Median price \$1,456		56,000	00 Property Type		Hous	е		Suburk	Vermont S	South	
Period - From 01/04/2		4/2021	to 31/03/2022		2	Sc	Source REIV				
Comp	arable prope	erty 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 sixmonths 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 sale	
1											
2											
3											
OR											
B*	The estate ag									ree comparable nonths.	
This Statement of Information was prepared on:								on:	08/07/2022 14:43		









Indicative Selling Price \$1,150,000 - \$1,250,000 Median House Price Year ending March 2022: \$1,456,000

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



