# 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 270 Morack Road, Vermont South Vic 3133

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,200,000		&		\$1,300,000				
Median sale p	rice								
Median price	\$1,470,500	Pro	operty Type	Hou	se		Suburb	Vermont South	
Period - From	18/10/2021	to	17/10/2022		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.

Address of comparable property	Price	Date of sale
1		
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:

18/10/2022 11:10



# Harcourts





Property Type: House Land Size: 520 sqm approx Agent Comments Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price 18/10/2021 - 17/10/2022: \$1,470,500

# **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

propertydata



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