Statement of Information

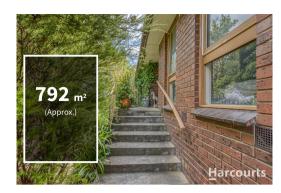
Single residential property located in the Melbourne metropolitan area

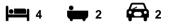
Section 47AF of the Estate Agents Act 1980

Prope	rty offered fo	r sale								
Inclu	Addres ding suburb an postcod	d	839 Highbury Road, Vermont South Vic 3133							
Indica	itive selling p	rice								
For the	meaning of this	s price see	con	sumer.vic.gov.a	u/underqu	oting				
Rang	e between \$1,2	250,000	000 &		\$1,350,000					
Media	n sale price									
Median price \$1,435,000			Pr	Property Type House Sub			Suburb	Vermont South		
Perio	d - From 01/03	3/2022	to	28/02/2023	s	Source	REIV			
Comp	arable prope	rty sales ((*De	lete A or B be	low 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							Р	rice	Date of sale	
1										
2										
3										
OR										
B*				representative re wo kilometres of						
	This Statement of Information was prepared on:						on:	01/03/2023 11:49		









Property Type: House **Land Size:** 792 sqm approx

Agent Comments

Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price 01/03/2022 - 28/02/2023: \$1,435,000

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



