## Statement of Information

## Single residential property located in the Melbourne metropolitan area

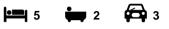
## Section 47AF of the Estate Agents Act 1980

Prope	rty offered for s	sale						
Inclu	Address ding suburb and postcode	3 Gwyn Ris	se, Vermont South	Vic 3133				
Indica	tive selling pric	ce						
For the	meaning of this p	orice see co	nsumer.vic.gov.aเ	ı/underquo	ting			
Range between \$1,380,000			&	& \$1,480,000				
Media	n sale price							
Medi	ian price \$1,435,	,000 F	Property Type Hou	use	s	uburb	Vermont Sou	uth
Perio	d - From 28/02/2	2022 to	27/02/2023	So	ourceR	EIV		
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						Pr	rice	Date of sale
1								
2								
3								
OR								
B*	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 State	ment of Informatio	n was nron	nared or		00/00/00	10.54









**Property Type:** House (Res) **Land Size:** 808 sqm approx

Agent Comments

Indicative Selling Price \$1,380,000 - \$1,480,000 Median House Price 28/02/2022 - 27/02/2023: \$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



