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

17 Torwood Drive, Vermont South Vic 3133

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,455,000		&		\$1,555,000				
Median sale p	rice								
Median price	\$1,482,500	Pro	Property Type Hou		se		Suburb	Vermont South	
Period - From	01/01/2024	to	31/12/2024		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.

Add	dress of comparable property	Price	Date of sale
1	99 Capital Av GLEN WAVERLEY 3150	\$1,610,000	14/12/2024
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.

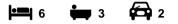
This Statement of Information was prepared on:

10/02/2025 21:58



Harcourts





Property Type: House **Land Size:** 654 sqm approx Agent Comments Indicative Selling Price \$1,455,000 - \$1,555,000 Median House Price Year ending December 2024: \$1,482,500

Comparable Properties



99 Capital Av GLEN WAVERLEY 3150 (REI) Agent Comments 5 2 2 Price: \$1,610,000 Method: Auction Sale Date: 14/12/2024 Property Type: House (Res) Land Size: 940 sqm approx

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



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