

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

3/204 Hawthorn Road, Vermont South Vic 3133

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$690,000 & \$740,000

Median sale price

Median price \$823,500 Property Type Unit Suburb Vermont South

Period - From 31/05/2020 to 30/05/2021 Source 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 six months 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	7/5 Stanley Rd VERMONT SOUTH 3133	\$730,000	13/04/2021
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: 31/05/2021 08:40

3/204 Hawthorn Road, Vermont South Vic 3133



Christine Bafas

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Indicative Selling Price

\$690,000 - \$740,000

Median Unit Price

31/05/2020 - 30/05/2021: \$823,500



2 2 1

Property Type:

Agent Comments

Comparable Properties

7/5 Stanley Rd VERMONT SOUTH 3133 (VG)

Agent Comments

2 - -

Price: \$730,000

Method: Sale

Date: 13/04/2021

Property Type: Strata Unit/Flat

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 - Jellis Craig | P: (03) 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.