## 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 3/204 Hawthorn Road, Vermont South Vic 3133

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$690,000		&		\$740,000			
Median sale p	rice							
Median price	\$823,500	Pro	operty Type	Unit			Suburb	Vermont South
Period - From	31/05/2020	to	30/05/2021		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	7/5 Stanley Rd VERMONT SOUTH 3133	\$730,000	13/04/2021
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:

31/05/2021 08:40





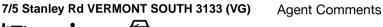




**Property Type:** Agent Comments Christine Bafas 9908 5708 0427 835 610 christinebafas@jelliscraig.com.au

Indicative Selling Price \$690,000 - \$740,000 Median Unit Price 31/05/2020 - 30/05/2021: \$823,500

# **Comparable Properties**





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

