Statement of Information

Single residential property located in the Melbourne metropolitan area

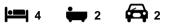
Section 47AF of the Estate Agents Act 1980

Prope	rty offered f	for sale								
Inclu	Addre ding suburb a postco	and	3 Alicia Court, Vermont South Vic 3133							
Indica	tive selling	price								
For the	meaning of t	his price see	consumer.vic.	gov.au/u	nderquot	ting				
Range between \$1,300,000			&	& \$1,430,000						
Media	n sale price	•								
Medi	ian price \$1,5	560,000	Property Typ	eHouse)	5	Suburb	Vermont So	uth	
Period - From 01/07/2023 to 30/09/2023				So	ource	REIV				
Comp	arable prop	erty sales (*Delete A or	B belov	v as app	olicab	le)			
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	ice	Date of sale	
1										
2										
3										
OR										
B*			nt's representat nin two kilomet		-				•	
	This Statement of Information was prepared on:						n:	11/12/2023 19:06		









Property Type: House **Land Size:** 696 sqm approx

Agent Comments

Indicative Selling Price \$1,300,000 - \$1,430,000 Median House Price September quarter 2023: \$1,560,000

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



