### 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

1 Consort Avenue, Vermont South Vic 3133

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,280,000		&		\$1,380,000				
Median sale p	rice								
Median price	\$1,440,000	Pro	operty Type	Hou	se		Suburb	Vermont South	
Period - From	01/04/2021	to	30/06/2021		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	36 Barter Cr FOREST HILL 3131	\$1,361,000	01/05/2021
2	2 Kalimna St VERMONT 3133	\$1,352,000	27/03/2021
3	4 Manna Gum Ct VERMONT SOUTH 3133	\$1,365,000	27/03/2021

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:

26/07/2021 15:33



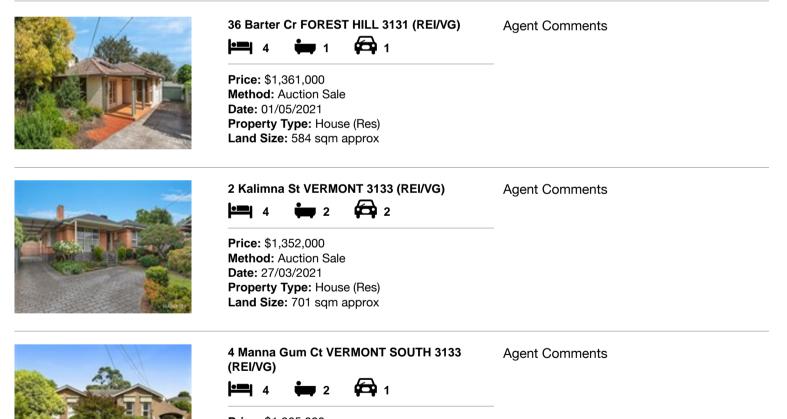
# Harcourts





Rooms: 7 Property Type: House Land Size: 650 sqm approx Agent Comments Indicative Selling Price \$1,280,000 - \$1,380,000 Median House Price June quarter 2021: \$1,440,000

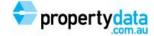
## **Comparable Properties**



Price: \$1,365,000 Method: Auction Sale Date: 27/03/2021 Property Type: House (Res) Land Size: 679 sqm approx

Account - Harcourts Vermont South | P: 03 98861008





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.