## Statement of Information

## Single residential property located in the Melbourne metropolitan area

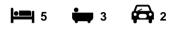
## Section 47AF of the Estate Agents Act 1980

Prope	rty offered	for sale						
Address Including suburb and postcode		and Dopunk	2 Spark Court, Vermont South Vic 3133					
Indica	tive selling	price						
For the	meaning of t	this price see	consumer.vic.gov.aı	u/underquo	ting			
Range between \$1,7		1,750,000	8 \$1,850,000					
Media	n sale price	e						
Medi	ian price \$1,	450,500	Property Type House Subu			rb Vermont South		
Period - From 01/01		/01/2023	to 31/03/2023 Source REIV			1		
Compa	arable prop	perty sales (	*Delete A or B be	low as ap <sub>l</sub>	plicable)			
<b>A*</b>	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								
2								
3								
OR								
B*	The estate agent or agent's representative reasonably believes that fewer than three compa properties were sold within two kilometres of the property for sale in the last six months.							
This Statement of Information was prepared on:					19/05/2023 15:33			









Rooms: 13

**Property Type:** House **Land Size:** 842 sqm approx

Agent Comments

Indicative Selling Price \$1,750,000 - \$1,850,000 Median House Price March guarter 2023: \$1,450,500

## 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



