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 9/2a Mcclares Road, Vermont Vic 3133

Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.go	v.au	/underquot	ting			
Range betwee	\$1,000,000		&		\$1,100,0	000			
Median sale price									
Median price	\$1,100,000	Pro	operty Type	Том	nhouse		Suburb	Vermont	
Period - From	05/03/2023	to	04/03/2024		So	ource	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.

Ad	dress of comparable property	Price	Date of sale
1	6/38 Diosma Cr NUNAWADING 3131	\$1,140,000	06/02/2024
2	12/12 Short St VERMONT 3133	\$1,100,000	03/10/2023
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.

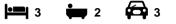
This Statement of Information was prepared on:

05/03/2024 16:34



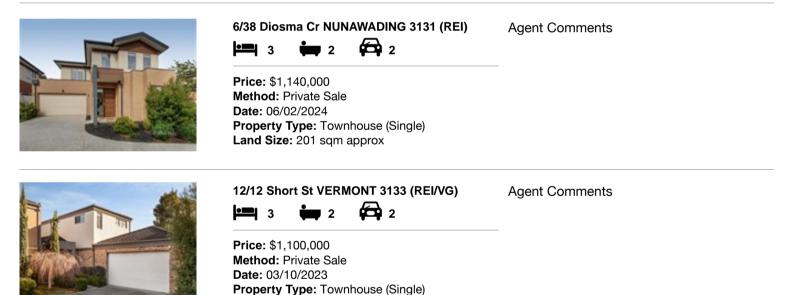
Harcourts





Property Type: Townhouse (Single) Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 Median Townhouse Price 05/03/2023 - 04/03/2024: \$1,100,000

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

property



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