## Statement of Information

## Single residential property located in the Melbourne metropolitan area

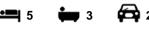
## Section 47AF of the Estate Agents Act 1980

| Prope  | erty offere   | d for sale    |                                       |                                       |             |       |                  |            |              |
|--|---------------|---------------|---------------------------------------|---------------------------------------|-------------|-------|------------------|------------|--------------|
| Address 2 E Including suburb and postcode  |               |               | 2 Eagle Court, Vermont South Vic 3133 |                                       |             |       |                  |            |              |
| Indica   | ative sellir  | ng price      |                                       |                                       |             |       |                  |            |              |
| For the  | e meaning o   | of this price | see co                                | nsumer.vic.gov.a                      | ıu/underqua | ting  |                  |            |              |
| Range between \$1,747,0  |               |               | 0                                     | & \$1,900,000                         |             |       |                  |            |              |
| Media  | an sale pri   | ce            |                                       |                                       |             |       |                  |            |              |
| Med  | dian price \$ | \$1,481,500   | P                                     | roperty Type Ho                       | ouse        |       | Suburb           | Vermont So | uth          |
| Perio  | od - From C   | 01/10/2021    | to                                    | 30/09/2022                            | So          | ource | REIV             |            |              |
| Comp   | parable pro   | operty sa     | les (*D                               | elete A or B be                       | elow as ap  | plica | ble)             |            |              |
| 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. |               |               |                                       |                                       |             |       |                  |            |              |
| Address of comparable property   |               |               |                                       |                                       |             |       | Pı               | ice        | Date of sale |
| 1  |               |               |                                       |                                       |             |       |                  |            |              |
| 2  |               |               |                                       |                                       |             |       |                  |            |              |
| 3  |               |               |                                       |                                       |             |       |                  |            |              |
| OR   |               |               |                                       |                                       |             |       |                  |            |              |
| B*   |               |               |                                       | representative re<br>two kilometres o |             |       |                  |            |              |
| This Statement of Information was prepared   |               |               |                                       |                                       |             | on:   | 08/11/2022 16:50 |            |              |









**Property Type:** House **Land Size:** 694 sqm approx

**Agent Comments** 

Indicative Selling Price \$1,747,000 - \$1,900,000 Median House Price

Year ending September 2022: \$1,481,500

## 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



