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 32 George Road, Vermont South Vic 3133

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$730,000		&		\$800,000					
Median sale pr	rice									
Median price	\$1,480,000	Pro	Property Type Ho		louse		Suburb	Vermont South		
Period - From	20/10/2021	to	19/10/2022		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 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	2/18 Mcclares Rd VERMONT 3133	\$790,000	26/09/2022
2	10/1-3 Boronia Rd VERMONT 3133	\$750,000	30/05/2022
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:

20/10/2022 14:47



Harcourts





Property Type: House **Land Size:** 439 sqm approx Agent Comments Indicative Selling Price \$730,000 - \$800,000 Median House Price 20/10/2021 - 19/10/2022: \$1,480,000

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

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