#### Statement of Information

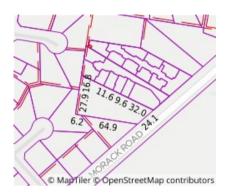
# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Prope	rty offer	ed for s	sale										
Address Including suburb and postcode			244 Morack Road, Vermont South Vic 3133										
Indica	tive sell	ing pric	е										
For the	meaning	of this p	orice see	con	sumer.vic.go	ov.au/ı	underquo	ting					
Range between \$2,900			0,000		&		\$3,100,000						
Media	n sale p	rice											
Median price \$1,18		\$1,182,	250	Pro	operty Type	House			Subur	b Ve	rmont So	uth	
Period - From 01/07/		01/07/2	019	to 30/06/2020		)	Sc	ource	REIV	1			
Comp	arable p	roperty	sales	(*De	lete A or B	belo	w as ap <sub>l</sub>	plica	ble)				
<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	ı	Date of sale	
1													
2													
3													
OR													
B*					epresentativ wo kilometre							e comparable onths.	
This Statement of Information was prepared on:								on: $\lceil$	27/07/2020 12:32				



## **McGrath**





Property Type: House (Previous Occupied - Detached)

Land Size: 2596 sqm approx

**Agent Comments** 

Indicative Selling Price \$2,900,000 - \$3,100,000 Median House Price Year ending June 2020: \$1,182,250

### 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** - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



