Statement of Information

Single residential property located in the Melbourne metropolitan area

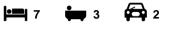
Section 47AF of the Estate Agents Act 1980

Proper	ty offere	ed for sale								
Includ	ding subur	ddress 3 Villa Not to and stcode	Mews	s, Vermont Vic 31	33					
Indicat	tive selliı	ng price								
For the meaning of this price see consumer.vic.gov.au/underquoting										
Range between \$1,950,000				&	\$2,145,000					
Mediar	n sale pri	ice								
Media	an price	\$1,200,500	Pr	operty Type Ho	use		Suburb	Vermont		
Period	d - From	01/01/2022	to	31/12/2022	So	ource	REIV			
Compa	arable pr	operty sales	(*De	elete A or B bel	low as ap	plical	ble)			
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.										
Address of comparable property							Pı	rice	Date of sale	
1										
2										
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:							07/02/2022 16:00		









Property Type: House **Land Size:** 1053 sqm approx

Agent Comments

Indicative Selling Price \$1,950,000 - \$2,145,000 Median House Price

Year ending December 2022: \$1,200,500

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



