Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	5 Huskey Court, Vermont South Vic 3133
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,220,000	&	\$1,260,000
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Median sale price

Median price	\$1,517,750	Pro	perty Type H	louse		Suburb	Vermont South
Period - From	01/04/2022	to	30/06/2022	9	Source	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.

Address of comparable property

The second compared to be second to the seco			Date of care
1	3 Mullens Rd VERMONT SOUTH 3133	\$1,217,000	26/03/2022
2	266 Hawthorn Rd VERMONT SOUTH 3133	\$1,210,000	04/06/2022
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.

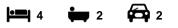
This Statement of Information was prepared on:	13/08/2022 13:30



Date of sale







Property Type: House **Land Size:** 675 sqm approx

Agent Comments

Indicative Selling Price \$1,220,000 - \$1,260,000 Median House Price June quarter 2022: \$1,517,750

Comparable Properties



3 Mullens Rd VERMONT SOUTH 3133 (REI/VG) Agent Comments

4 🙀 :

Price: \$1,217,000 **Method:** Auction Sale **Date:** 26/03/2022

Property Type: House (Res) Land Size: 714 sqm approx



266 Hawthorn Rd VERMONT SOUTH 3133

(REI)

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Price: \$1,210,000 Method: Auction Sale Date: 04/06/2022

Property Type: House (Res) Land Size: 744 sqm approx **Agent Comments**

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



