

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb and  
postcode 527 BURWOOD HIGHWAY VERMONT SOUTH VICTORIA 3133

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,030,000

or range between

&

#### Median sale price

Median price \$1,160,000

\*House

X

\*Unit

Suburb

VERMONT SOUTH

Period - From 1<sup>ST</sup> JAN 2018

to 31<sup>ST</sup> DEC 2018

Source

REALESTATE.COM.AU

#### Comparable property sales

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	Price	Date of sale
1. 250 MORACK RD VERMONT SOUTH VIC 3133	\$1,100,000	2 <sup>ND</sup> JAN 19
2. 3 SILVERENE COURT VERMONT SOUTH VIC 3133	\$1,188,000	21 <sup>ST</sup> NOV 18
3. 558 BURWOOD HWY VERMONT SOUTH VIC 3133	\$1,100,000	14 <sup>TH</sup> SEP 18