Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale													
Address Including suburb and postcode			9 Stradella Avenue, Vermont South Vic 3133										
Indica	Indicative selling price												
For the meaning of this price see consumer.vic.gov.au/underquoting													
Range between \$1,38			0,000		&		\$1,480,000						
Median sale price													
Median price \$1,54		\$1,549,	500 F		roperty Type Hous		e			urb Vermont South		uth	
Period - From 01/10/		01/10/2	:023	to 31/12/2023		3	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										Pr	ice	Date of sale	
1													
2													
3													
OR													
В*	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:									on:	04/03/2024 17:37			









Property Type: House Land Size: 786 sqm approx

Agent Comments

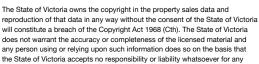
Indicative Selling Price \$1,380,000 - \$1,480,000 Median House Price December guarter 2023: \$1,549,500

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





errors, faults, defects or omissions in the information supplied.

