## Statement of Information

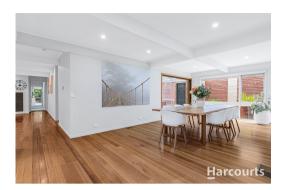
## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Prope	rty offere	ed for s	sale								
Address Including suburb and postcode			d								
Indica	tive selli	ng pric	e								
For the	meaning	of this p	rice see	cons	sumer.vic.go	ov.au/ι	underquo	ting			
Range between \$1,		\$1,500	0,000		& \$1,600,000			000			
Media	n sale pr	ice									
Median price		\$1,237,500 I			Property Type Hous		e		Suburb	Vermont	
Period - From		01/04/2	023	to	30/06/2023			Source REIV			
Compa	arable pr	roperty	sales	(*De	lete A or E	3 belo	w as ap	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									F	Price	Date of sale
1											
2											
3											
OR											
B*										ewer than thre the last six m	ee comparable onths.
	This Statement of Information was prepared on:							on:	12/10/2023 17:37		









**Property Type:** House **Land Size:** 916 sqm approx

**Agent Comments** 

Indicative Selling Price \$1,500,000 - \$1,600,000 Median House Price June guarter 2023: \$1,237,500

## 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



