Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

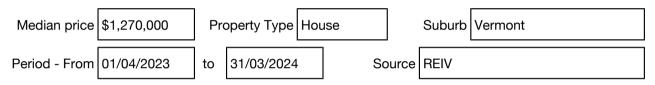
Including suburb and postcode

Address 98 Boronia Road, Vermont Vic 3133

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting				
Single price	\$1,575,000			

Median sale price



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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	8 Melissa Gr VERMONT SOUTH 3133	\$1,561,000	23/03/2024
2	21 Orion St VERMONT 3133	\$1,450,000	07/03/2024
3	53 Boronia Rd VERMONT 3133	\$1,445,000	27/04/2024

OR

B*____ The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

28/04/2024 17:37

