Statement of Information

Single residential property located in the Melbourne metropolitan area

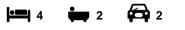
Section 47AF of the Estate Agents Act 1980

Prope	rty offered	d for s	sale								
Address Including suburb and postcode			4 Arcady Grove, Vermont Vic 3133								
Indica	itive sellin	g pric	e								
For the	meaning o	f this p	rice see	con	sumer.vic.go	ον.au/ι	underquo	ting			
Range between \$1,23			0,000		&		\$1,270,000				
Media	n sale prid	се									
Median price \$1,302,			000	OO Property Type			е		Suburl	Vermont	
Period - From 01/07/2			023	3 to 30/09/2023			So	Source REIV			
Comp	arable pro	perty	sales	(*De	lete A or B	belo	w as ap	plica	ble)		
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											
2											
3											
OR											
B*										ewer than thre the last six mo	e comparable onths.
This Statement of Information was prepared on:								on:	23/11/2023 20:54		









Property Type: House Land Size: 651 sqm approx

Agent Comments

Indicative Selling Price \$1,230,000 - \$1,270,000 **Median House Price** September guarter 2023: \$1,302,000

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



