Statement of Information

Property offered for sale

Single residential property located in the Melbourne metropolitan area

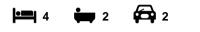
Section 47AF of the Estate Agents Act 1980

| Includ | ding suburl | | rrara | Road, Vermo | ont So | outh Vic 3 | 133 | | | | |
|--|---|------------|-------|------------------------|--------|------------|-----|--------|------------------|--------------|--|
| Indicative selling price | | | | | | | | | | | |
| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | | | |
| Range | \$1,350,000 | | & | \$1,450, | | 000 | | | | | |
| Median sale price | | | | | | | | | | | |
| Medi | an price \$ | 31,435,000 | Pr | operty Type | Hous | е | S | Suburb | Vermont So | uth | |
| Period - From 01/07/2022 | | | to | 30/06/2023 Source REIV | | | | 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale. | | | | | | | | | | |
| Address of comparable property | | | | | | | | Pr | rice | Date of sale | |
| 1 | | | | | | | | | | | |
| 2 | | | | | | | | | | | |
| 3 | | | | | | | | | | | |
| OR | | | | | | | | • | | | |
| B* | 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: | | | | | | | | n: | 21/07/2023 11:07 | | |









Rooms: 6

Property Type: House **Land Size:** 654 sqm approx

Agent Comments

Indicative Selling Price \$1,350,000 - \$1,450,000 Median House Price Year ending June 2023: \$1,435,000

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



