Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for s	sale
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Address Including suburb and postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,180,000	&	\$1,280,000
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Median sale price

Median price	\$1,517,750	Pro	perty Type	House		Suburb	Vermont South
Period - From	01/04/2022	to	30/06/2022		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

1	7 Beacon St VERMONT SOUTH 3133	\$1,310,000	01/10/2022
2	17 Stanley Rd VERMONT SOUTH 3133	\$1,260,000	03/09/2022
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.

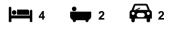
This Statement of Information was prepared on:	04/10/2022 17:58



Date of sale







Property Type: House **Land Size:** 650 sqm approx

Agent Comments

Indicative Selling Price \$1,180,000 - \$1,280,000 Median House Price June quarter 2022: \$1,517,750

Comparable Properties

7 Beacon St VERMONT SOUTH 3133 (REI)

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Agent Comments

Agent Comments

Price: \$1,310,000 Method: Auction Sale Date: 01/10/2022

Property Type: House (Res)



17 Stanley Rd VERMONT SOUTH 3133 (REI)





Price: \$1,260,000 Method: Private Sale Date: 03/09/2022 Property Type: House Land Size: 660 sqm approx

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



