## Statement of Information

## Single residential property located in the Melbourne metropolitan area

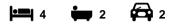
## Section 47AF of the Estate Agents Act 1980

Proper	rty offere	ed for s	sale									
Address Including suburb and postcode			d   The management of the street									
Indicat	tive selli	ng pric	:e									
For the	meaning	of this p	rice see	cons	sumer.vic.go	ov.au/ι	underquo	oting				
Range between \$1,38			0,000		\$1,480,000							
Media	n sale pr	rice										
Median price		\$1,487,000 I			Property Type Hous		e		Suburb	Vermont So	uth	
Period - From 01/01			025	to 31/03/2025 Source					REIV	IV		
Compa	arable pı	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 mo	ee comparable onths.	
	This Statement of Information was prepared on:								on: $ Gamma$	05/05/2025 17:58		









Property Type: House Land Size: 680 sqm approx

Agent Comments

**Indicative Selling Price** \$1,380,000 - \$1,480,000 Median House Price March guarter 2025: \$1,487,000

## 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



