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

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode

2a Mcarthur Road, Vermont Vic 3133

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$1,000,000		&		\$1,100,000			
Median sale p	rice							
Median price	\$1,141,500	Pro	operty Type	Hou	se		Suburb	Vermont
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	1/4 Mcclares Rd VERMONT 3133	\$1,039,000	27/03/2025
2	3/6 Halls Pde MITCHAM 3132	\$1,120,000	13/02/2025
3	3/35 Mcclares Rd VERMONT 3133	\$1,006,000	01/02/2025

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:

15/05/2025 14:09



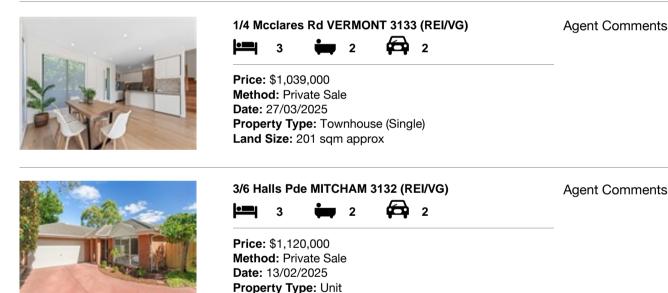
# Harcourts

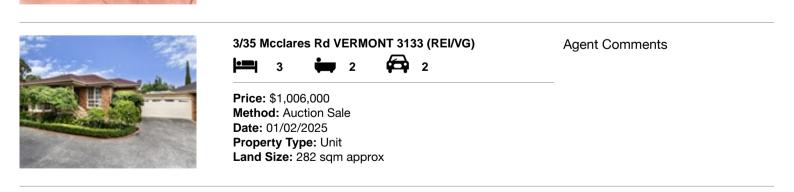




Property Type: House Land Size: 262 sqm approx Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price March quarter 2025: \$1,141,500

## **Comparable Properties**





#### Account - Harcourts Vermont South | P: 03 98861008



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