## 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

7/409 Burwood Highway, Vermont South Vic 3133

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$820,000		&		\$880,000				
Median sale p	rice								
Median price	\$1,170,000	Pro	operty Type	Том	nhouse		Suburb	Vermont South	
Period - From	06/05/2024	to	05/05/2025		So	ource	Property	y Data	

#### 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	Price	Date of sale
1		
2		
3		

OR

**B**<sup>\*</sup> 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:

06/05/2025 09:44



♥ I C P R O P





Property Type: Townhouse (Single) Agent Comments Indicative Selling Price \$820,000 - \$880,000 Median Townhouse Price 06/05/2024 - 05/05/2025: \$1,170,000

# **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.

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