## Statement of Information

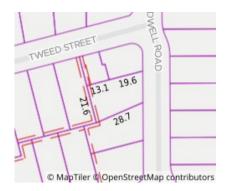
## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Prop	erty offere	d for s	sale							
Address Including suburb and postcode				dwell Road, Vermont Vic 3133						
Indic	ative selliı	ng pric	e							
For th	e meaning o	of this p	orice see	con	sumer.vic.gov.au	/underquo	ting			
Range between \$1,080			0,000		&	\$1,180,000				
Media	an sale pr	ice								
Median price \$1,242			500	Pr	operty Type Hou	ıse		Suburb	Vermont	
Period - From 01/1		01/10/2	023	to	31/12/2023	So	ource	REIV		
Com	parable pr	operty	sales	(*De	lete A or B bel	ow as ap	plica	ble)		
<b>A*</b>	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									rice	Date of sale
1										
2										
3										
OR										
В*					representative rea wo kilometres of					
This Statement of Information was prepared on:							on:	19/02/2024 16:43		









Indicative Selling Price \$1,080,000 - \$1,180,000 Median House Price December guarter 2023: \$1,242,500

## 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



