## Statement of Information

## Single residential property located in the Melbourne metropolitan area

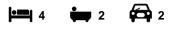
## Section 47AF of the Estate Agents Act 1980

Prope	rty offered f	for sale									
Address Including suburb and postcode		and	15 Talarno Avenue, Vermont South Vic 3133								
Indica	tive selling	price									
For the	meaning of t	his price see	con	sumer.vic.go	ον.au/ι	underquo	ting				
Rang	e between \$	1,390,000	0,000 &			\$1,490,000					
Media	n sale price	•									
Median price \$1,560,		560,000	Property Type Ho			e Sub		Suburb	Vermont Sc	outh	
Period - From 01/07/2		07/2023	to 30/09/2023		3	Sc	Source REIV				
Comp	arable prop	erty sales	(*De	lete A or B	belo	w as ap <sub>l</sub>	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	rice	Date of sale	
1											
2											
3											
OR											
B*									ewer than thre he last six m	ee comparable onths.	
This Statement of Information was prepared on:							on:	02/11/2023 18:32			









**Property Type:** House **Land Size:** 846 sqm approx

**Agent Comments** 

Indicative Selling Price \$1,390,000 - \$1,490,000 Median House Price September quarter 2023: \$1,560,000

## 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



