## Statement of Information

## Single residential property located in the Melbourne metropolitan area

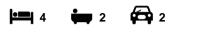
## Section 47AF of the Estate Agents Act 1980

Prope	erty offer	ed for s	sale										
Address Including suburb and postcode			2 Ryrie	Ryrie Place, Vermont South Vic 3133									
Indica	ative selli	ing pric	ce										
For the	e meaning	of this p	orice see	con	sumer.vic.go	v.au/ເ	underquo	ting					
Range between \$1,380			0,000		&	<b>\$</b>		\$1,500,000					
Media	an sale p	rice											
Median price \$1,5		\$1,533,	000	Pro	roperty Type Hous		;		Suburk	Vermont S	South		
Perio	od - From	01/04/2	023	to	31/03/2024		So	ource	REIV				
Comp	oarable p	roperty	sales	(*De	lete A or B	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.												
Addr	ess of co	mparab	le prope	erty					F	Price	Date of sa	ale	
1													
2													
3													
OR													
В*		_	_		epresentative wo kilometres		•				ree comparab nonths.	ole	
This Statement of Information was prepared on:								on:	06/06/2024 11:35				









Rooms: 6

Property Type: House (Res) Land Size: 789 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,380,000 - \$1,500,000 **Median House Price** Year ending March 2024: \$1,533,000

## 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





