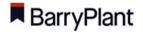
Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Prope	rty offered for	sale					
Address Including suburb and postcode		20 Lexington	on Street, Vermon	t Vic 3133			
Indicat	tive selling pri	ce					
For the meaning of this price see consumer.vic.gov.au/underquoting							
Range	e between \$950,	,000	& \$1,040,000				
Median sale price							
Medi	an price \$1,186,	,000 F	Property Type Hou	use	Suburb	Vermont	
Period	d - From 01/07/2	2022 to	30/06/2023	Source	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.							
Address of comparable property						Price	Date of sale
1							
2							
3							
OR							
В*	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:					07/09/2023 12:51	









Property Type: House **Land Size:** 543 sqm approx Agent Comments

Indicative Selling Price \$950,000 - \$1,040,000 Median House Price Year ending June 2023: \$1,186,000

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 - Barry Plant | P: 03 9842 8888



