

Harcourts Rowville

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 **3/49 Carinya Road Vermont VIC 3133**

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$750,000

&

\$795,000

Median sale price

Median price

\$953,000

Property type

Unit

Suburb

Vermont VIC 3133

Period - From

Oct 2023

to

Dec 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
	2/11 Walker Avenue Mithcam	\$766,000	18/12/2023
	2/27 Boronia Road Vermont	\$740,000	02/12/2023
	35 View Road Vermont	\$772,000	14/10/2023

This Statement of Information was prepared on: **17th January 2024**