Statement of Information

Property offered for sale

Single residential property located in the Melbourne metropolitan area

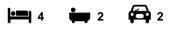
Section 47AF of the Estate Agents Act 1980

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Address Including suburb and postcode		nd	3 Alicia Court, Vermont South Vic 3133								
Indica	tive selling p	orice									
For the meaning of this price see consumer.vic.gov.au/underquoting											
Range	e between \$1,	180,000		&	\$1,280,000						
Media	n sale price										
Medi	ian price \$1,56	60,000	Pro	operty Type	Hous	se .		Suburb	Vermont So	uth	
Period	d - From 01/03	7/2023	to	30/09/2023	3	Source REI		REIV	V		
Compa	arable prope	rty sales ((*De	lete A or B	belo	w as ap	plical	ble)			
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								Pr	ice	Date of sale	
1											
2											
3											
OR								·			
B*	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:								on:	15/11/2023 13:41		









Property Type: House **Land Size:** 696 sqm approx

Agent Comments

Indicative Selling Price \$1,180,000 - \$1,280,000 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



