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 Including suburb and postcode

42 Timbertop Drive, Vermont Vic 3133

Indicative selling price

For the meaning	of this price see	con	sumer.vic.gc	v.au	/underquot	ting		
Range betweer	\$950,000		&		\$1,045,000			
Median sale p	rice							
Median price	\$1,237,500	Pro	operty Type	Hou	ise		Suburb	Vermont
Period - From	01/04/2023	to	30/06/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	391 Canterbury Rd VERMONT 3133	\$1,228,000	20/09/2023
2	95 Husband Rd FOREST HILL 3131	\$1,221,000	19/08/2023
3	15 Everglade Av FOREST HILL 3131	\$975,000	28/07/2023

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.

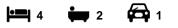
This Statement of Information was prepared on:

04/10/2023 11:49



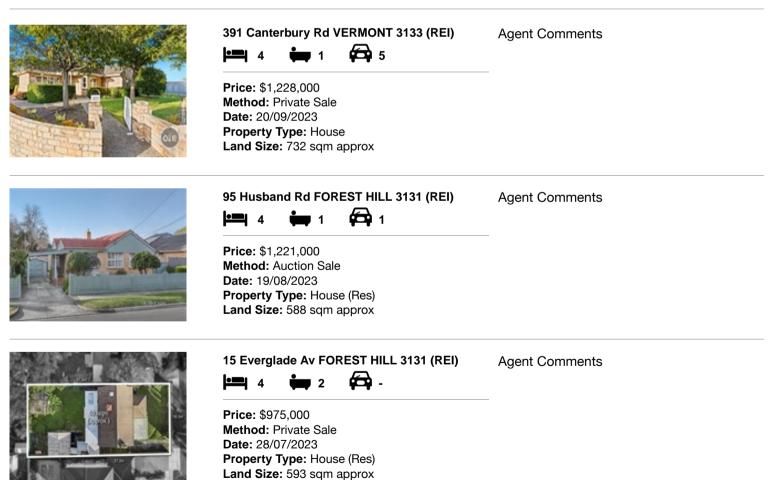






Property Type: House Land Size: 527 sqm approx Agent Comments Indicative Selling Price \$950,000 - \$1,045,000 Median House Price June quarter 2023: \$1,237,500

Comparable Properties



Account - Barry Plant | P: 03 9842 8888



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