Statement of Information

Property offered for sale

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	38 Great Western Drive, Vermont South Vic 3133					
Indicative selling price						

&

Median sale price

Range between \$980,000

Median price	\$1,517,750	Pro	perty Type	House)		Suburb	Vermont South
Period - From	01/04/2022	to	30/06/2022	!	So	urce	REIV	

\$1,030,000

Comparable property sales (*Delete A or B below as applicable)

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

A* These are the three properties sold within two kilometres of the property for sale in the last sixmonths 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	1/6 Marina St VERMONT 3133	\$950,000	12/06/2022
2			
3			

OR

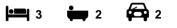
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	01/08/2022 12:10









Property Type: House **Land Size:** 311 sqm approx

Agent Comments

Indicative Selling Price \$980,000 - \$1,030,000 Median House Price June guarter 2022: \$1,517,750

Comparable Properties



1/6 Marina St VERMONT 3133 (REI)

= 3

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€ 2

Price: \$950,000

Method: Sold Before Auction

Date: 12/06/2022 Property Type: Unit **Agent Comments**

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



