

# 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 26 Licola Street, Vermont South Vic 3133

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000 & \$1,155,000

### Median sale price

Median price \$1,297,000 Property Type House Suburb Vermont South

Period - From 05/08/2020 to 04/08/2021 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	3 Tullimbar Cirt VERMONT SOUTH 3133	\$1,297,000	23/05/2021
2	6 Coppabella Way VERMONT SOUTH 3133	\$1,120,000	23/04/2021
3	636 Highbury Rd GLEN WAVERLEY 3150	\$1,070,000	27/03/2021

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: 05/08/2021 22:42