

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 14 George Road, Vermont South, VIC 3133

Indicative selling price

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

Price Range \$870,000 & \$950,000

Median sale price

Median price \$1,200,000 Property Type House Suburb Vermont South (3133)

Period - From 01/01/2020 to 31/12/2020 Source Corelogic

Comparable property sales

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 |
|---------------------------------------------------|-----------|--------------|
| 5 VILLAGE WALK, VERMONT SOUTH VIC 3133 | \$888,000 | 31/08/2020 |
| 3A WEBB COURT, VERMONT VIC 3133 | \$890,000 | 25/11/2020 |
| 7/593-595 BURWOOD HIGHWAY, VERMONT SOUTH VIC 3133 | \$932,000 | 07/01/2021 |

This Statement of Information was prepared on: 16/01/2021