# 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

23 Cosgrove Street, Vermont Vic 3133

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betwee	\$1,000,000		&		\$1,100,000			
Median sale p	rice							
Median price	\$1,059,250	Pro	operty Type	Hou	se		Suburb	Vermont
Period - From	01/04/2020	to	31/03/2021		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.

Ado	dress of comparable property	Price	Date of sale
1	17 Cosgrove St VERMONT 3133	\$1,100,000	03/02/2021
2	31 Betula Av NUNAWADING 3131	\$1,100,000	20/02/2021
3	760 Canterbury Rd VERMONT 3133	\$1,011,000	19/04/2021

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:

13/05/2021 00:57



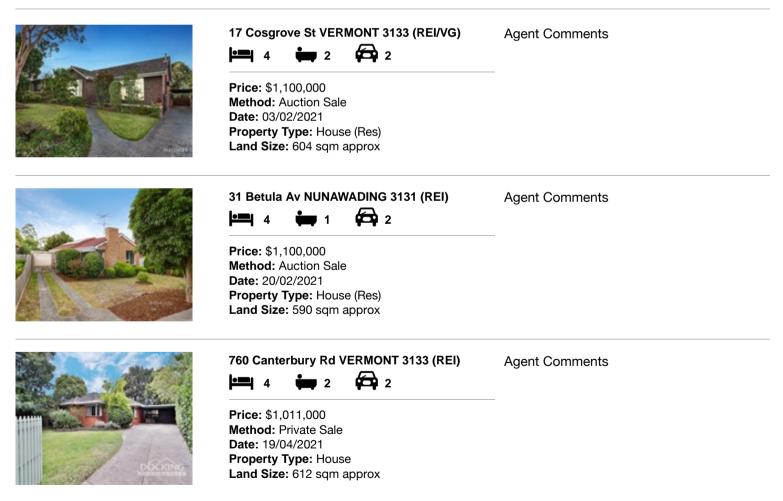






Property Type: House Land Size: 604 sqm approx Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price Year ending March 2021: \$1,059,250

# **Comparable Properties**



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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.