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

236 HAWTHORN ROAD VERMONT SOUTH VIC 3133

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price			or range between		\$1,300,000	&	\$1,400,000		
Median sale price (*Delete house or unit as applicable)									
Median Price	\$1,485,000	Prop	erty type	House		Suburb	Vermont South		
Period-from	01 Feb 2024	to	31 Jan 20	025	Source		Corelogic		

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

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the A* estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale	
42 MULLENS ROAD VERMONT SOUTH VIC 3133	\$1,315,000	18-Dec-24	
7 WOODLEIGH CRESCENT VERMONT SOUTH VIC 3133	\$1,350,000	19-Oct-24	
234 HAWTHORN ROAD VERMONT SOUTH VIC 3133	\$1,400,000	07-Sep-24	

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 6 months.

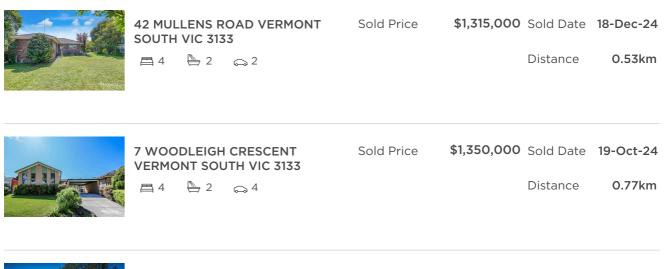
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234 HA SOUTH	WTHOR VIC 313	N ROAD VERMONT	Sold Price	\$1,400,000	Sold Date	07-Sep-24
圔 4	2	G ¹			Distance	0.02km

RS = Recent sale UN = Undisclosed Sale

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