Statement of Information

Single residential property located in the Melbourne metropolitan area
Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Street: 11 Manhattan Square

Suburb: Vermont State: VIC Postcode: 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: $ 980,000 and $ 1,080,000

Median sale price

Median price: $ 1,200,000

Property type: House

Suburb: Vermont

Period - From: 01 / 03 / 2023 to: 13 / 06 / 2023 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	8 Lourie Court, Ringwood VIC 3134	$ 950,000	01 / 06 / 2023
2	4 Braewood Avenue, Ringwood East VIC 3135	$ 1,140,000	13 / 05 / 2023
3	1 Harworth Close, Vermont South VIC 3133	$ 1,100,000	03 / 05 / 2023

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: 07 June 2023