

Randy Navaratne  
 P 0490818942  
 M 0490818942  
 E randy.navaratne@upside.com.au

Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

8 Abbey Walk Vermont VIC 3133

 4  2  4

## Indicative Selling Price

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

Range between \$850,000 & \$930,000

## Median Sale Price




\$912,500 Houses in Vermont between 01 Jun 2018 - 31 May 2019

Source: CoreLogic




## Comparable Property Sales

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






**2 Devlin Street Vermont VIC 3133** Sold Price **\$855,000** Sold Date **23-Feb-19**  
 3  2  2 Distance **0.95km**



**35 Frank Street Vermont VIC 3133** Sold Price **\$890,000** Sold Date **28-Feb-19**  
 4  2  1 Distance **0.55km**



**160 Heatherdale Road Vermont VIC 3133** Sold Price <sup>RS</sup> **\$920,007** Sold Date **26-Apr-19**  
 4  2  2 Distance **0.66km**

RS = Recent sale      UN = Undisclosed Sale

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