

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 548 Canterbury Road, Vermont Vic 3133

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,059,250 Property Type House Suburb Vermont

Period - From 01/01/2021 to 31/03/2021 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	43 Orient Av MITCHAM 3132	\$1,075,000	14/11/2020
2	2 Yardley Ct FOREST HILL 3131	\$1,050,000	04/03/2021
3	38 Denis St VERMONT 3133	\$1,000,000	09/02/2021

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: 19/04/2021 14:21



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Rooms: 6
Property Type: House
Land Size: 729 sqm approx
Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median House Price
 March quarter 2021: \$1,059,250

Comparable Properties



43 Orient Av MITCHAM 3132 (REI)

Agent Comments

3 1 -

Price: \$1,075,000
Method: Private Sale
Date: 14/11/2020
Property Type: House



2 Yardley Ct FOREST HILL 3131 (REI)

Agent Comments

3 1 2

Price: \$1,050,000
Method: Private Sale
Date: 04/03/2021
Rooms: 5
Property Type: House (Res)
Land Size: 582 sqm approx



38 Denis St VERMONT 3133 (REI/VG)

Agent Comments

3 1 2

Price: \$1,000,000
Method: Private Sale
Date: 09/02/2021
Property Type: House
Land Size: 585 sqm approx