

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

2/29 Liddle Way, Vermont Vic 3133

Indicative selling price

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

Range between \$730,000

&

\$790,000

Median sale price

Median price \$812,550

Property Type Unit

Suburb Vermont

Period - From 01/04/2021

to

30/06/2021

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	4/270 Canterbury Rd HEATHMONT 3135	\$786,000	24/04/2021
2	2/17 Gordon Ct RINGWOOD 3134	\$775,000	31/05/2021
3	1/30 Bateman St WANTIRNA 3152	\$723,000	28/04/2021

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:

16/08/2021 09:42



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$730,000 - \$790,000
Median Unit Price
June quarter 2021: \$812,550

Comparable Properties



4/270 Canterbury Rd HEATHMONT 3135 (REI/VG)

Agent Comments



Price: \$786,000
Method: Private Sale
Date: 24/04/2021
Property Type: Townhouse (Single)



2/17 Gordon Ct RINGWOOD 3134 (REI/VG)

Agent Comments



Price: \$775,000
Method: Private Sale
Date: 31/05/2021
Property Type: Townhouse (Single)
Land Size: 167 sqm approx



1/30 Bateman St WANTIRNA 3152 (VG)

Agent Comments



Price: \$723,000
Method: Sale
Date: 28/04/2021
Property Type: Flat/Unit/Apartment (Res)

Account - Philip Webb