## 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	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$730,000		&		\$790,000			
Median sale p	rice							
Median price	\$812,550	Pro	operty Type	Unit			Suburb	Vermont
Period - From	01/04/2021	to	30/06/2021		So	urce	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.

Ade	dress 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)

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

**6** 2



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

Agent Comments

Agent Comments



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

2



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



propertydata

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