

# 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 4/543 Canterbury Road, Vermont, VIC 3133

### Indicative selling price

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

Single price \$995,000

or range between

&

### Median sale price

Median price \$976,000

Property type

Unit

Suburb

Vermont

Period - From 28/08/2023

to

27/08/2024

Source

pdol

### Comparable property sales

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

Address of comparable property		Price	Date of sale
1	7/ 535 Canterbury Rd, Vermont Vic	\$960,000	17/08/2024
2	1/ 11 Simpson St, Mitcham Vic	\$1,048,000	17/08/2024
3	4/ 660 Canterbury Rd, Vermont Vic	\$970,000	26/04/2024

This Statement of Information was prepared on: 28/08/2024