

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

8/21 Terrara Road, Vermont Vic 3133

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$865,000

Property Type Townhouse

Suburb Vermont

Period - From 21/04/2022

to

20/04/2023

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	2/31 Livingstone Rd VERMONT SOUTH 3133	\$1,230,000	09/03/2023
2	3/424 Canterbury Rd FOREST HILL 3131	\$1,123,888	16/01/2023
3	1/56 Livingstone Rd VERMONT SOUTH 3133	\$1,065,000	15/02/2023

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:

21/04/2023 17:26



 4
  2
  2

Property Type: Townhouse (Double)

Land Size: 379 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median Townhouse Price

21/04/2022 - 20/04/2023: \$865,000

Comparable Properties



2/31 Livingstone Rd VERMONT SOUTH 3133 (REI)

Agent Comments

 4
  3
  2

Price: \$1,230,000

Method: Sold Before Auction

Date: 09/03/2023

Property Type: Townhouse (Single)

Land Size: 221 sqm approx



3/424 Canterbury Rd FOREST HILL 3131 (REI/VG)

Agent Comments

 4
  3
  2

Price: \$1,123,888

Method: Private Sale

Date: 16/01/2023

Property Type: Townhouse (Single)

Land Size: 207 sqm approx



1/56 Livingstone Rd VERMONT SOUTH 3133 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,065,000

Method: Private Sale

Date: 15/02/2023

Property Type: Townhouse (Single)

Land Size: 296 sqm approx

Account - Harcourts Vermont South | P: 03 98861008