

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

2/13 Penllyne Avenue, Vermont Vic 3133

Indicative selling price

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

Range between \$1,180,000

&

\$1,280,000

Median sale price

Median price \$922,500

Property Type Unit

Suburb Vermont

Period - From 01/10/2022

to

30/09/2023

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	6/557 Canterbury Rd VERMONT 3133	\$1,200,000	18/08/2023
2	8/21 Terrara Rd VERMONT 3133	\$1,200,000	15/05/2023
3	2/27 Nurlendi Rd VERMONT 3133	\$1,198,500	03/06/2023

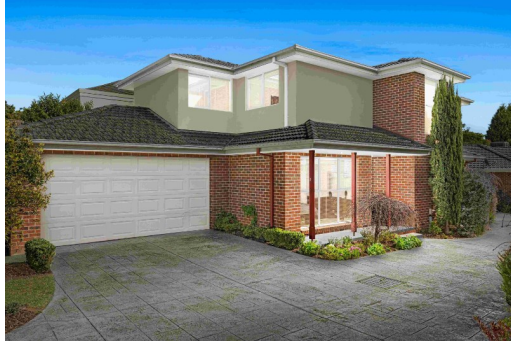
OR

~~**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:

31/10/2023 15:14

2/13 Penllyne Avenue, Vermont Vic 3133



4 2 2

Property Type: Townhouse
Land Size: 238 sqm approx
Agent Comments

Indicative Selling Price
\$1,180,000 - \$1,280,000
Median Unit Price
Year ending September 2023: \$922,500

Comparable Properties



6/557 Canterbury Rd VERMONT 3133 (REI)

Agent Comments

3 2 2

Price: \$1,200,000
Method: Private Sale
Date: 18/08/2023
Property Type: Townhouse (Single)



8/21 Terrara Rd VERMONT 3133 (REI/VG)

Agent Comments

4 2 2

Price: \$1,200,000
Method: Private Sale
Date: 15/05/2023
Property Type: Townhouse (Single)
Land Size: 379 sqm approx

2/27 Nurlendi Rd VERMONT 3133 (VG)

Agent Comments

3 - -

Price: \$1,198,500
Method: Sale
Date: 03/06/2023
Property Type: Flat/Unit/Apartment (Res)

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



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