

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

3/651 Canterbury Road, Vermont Vic 3133

Indicative selling price

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

Range between

\$800,000

&

\$850,000

Median sale price

Median price

\$1,104,444

Property Type

Townhouse

Suburb

Vermont

Period - From

27/03/2023

to

26/03/2024

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	2/32 Maidstone St RINGWOOD 3134	\$890,000	05/03/2024
2	3/77 Maidstone St RINGWOOD 3134	\$867,000	13/10/2023
3			

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:

27/03/2024 11:18



3 1 2

Property Type: House
Agent Comments

Indicative Selling Price
\$800,000 - \$850,000
Median Townhouse Price
27/03/2023 - 26/03/2024: \$1,104,444

Comparable Properties



2/32 Maidstone St RINGWOOD 3134 (REI) Agent Comments

3 2 2

Price: \$890,000
Method: Private Sale
Date: 05/03/2024
Property Type: Townhouse (Single)



3/77 Maidstone St RINGWOOD 3134 (REI/VG) Agent Comments

3 1 1

Price: \$867,000
Method: Sold Before Auction
Date: 13/10/2023
Property Type: Townhouse (Res)

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.