

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

5 Liddle Way Vermont VIC 3133

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$780,000

&

\$858,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$930,000

Property type

House

Suburb

Vermont

Period-from

01 Feb 2019

to

31 Jan 2020

Source

Corelogic

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 6 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

3/637 Canterbury Road Vermont VIC 3133	\$806,000	02-Nov-19
6/535-537 Canterbury Road Vermont VIC 3133	\$839,999	30-Nov-19
2/6 Karwitha Street Vermont VIC 3133	\$780,000	11-Dec-19

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 6 months.~~

This Statement of Information was prepared on: 25 February 2020



3/637 Canterbury Road Vermont VIC 3133

3 2 2

Sold Price

\$806,000

Sold Date

02-Nov-19

Distance

0.38km



6/535-537 Canterbury Road Vermont VIC 3133

3 2 2

Sold Price

\$839,999

Sold Date

30-Nov-19

Distance

1.23km



2/6 Karwitha Street Vermont VIC 3133

3 2 2

Sold Price

\$780,000

Sold Date

11-Dec-19

Distance

1.94km

RS = Recent sale

UN = Undisclosed Sale

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