

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



71/457-467 CANTERBURY ROAD,

 2  1  1

Indicative Selling Price

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

Price Range: \$580,000 to \$620,000

MEDIAN SALE PRICE



VERMONT, VIC, 3133

Suburb Median Sale Price (Unit)

\$690,000

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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.



2/8 MARINA ST, VERMONT, VIC 3133

 2  1  1

Sale Price

***\$620,000**

Sale Date: 19/04/2018

Distance from Property: 1km



5/670 CANTERBURY RD, VERMONT, VIC 3133

 2  1  2

Sale Price

***\$600,000**

Sale Date: 18/04/2018

Distance from Property: 597m



4/513 MITCHAM RD, VERMONT, VIC 3133

 2  1  1

Sale Price

\$550,000

Sale Date: 23/12/2017

Distance from Property: 438m



This report has been compiled on 26/05/2018 by Craig Taylor. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

71/457-467 CANTERBURY ROAD, VERMONT, VIC 3133

Indicative selling price

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

Price Range:

\$580,000 to \$620,000

Median sale price

Median price

\$690,000

House

Unit

X

Suburb

VERMONT

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

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
2/8 MARINA ST, VERMONT, VIC 3133	*\$620,000	19/04/2018
5/670 CANTERBURY RD, VERMONT, VIC 3133	*\$600,000	18/04/2018
4/513 MITCHAM RD, VERMONT, VIC 3133	\$550,000	23/12/2017