

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

20 Arlington Walk, Vermont Vic 3133

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,100,000

Property Type Townhouse

Suburb Vermont

Period - From 05/12/2022

to

04/12/2023

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	28 Arlington Wlk VERMONT 3133	\$1,270,000	18/11/2023
2	11 McDonough La VERMONT 3133	\$1,028,000	21/10/2023
3	19 McDonough La VERMONT 3133	\$1,015,000	22/07/2023

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:

05/12/2023 12:43



 4  2  2

Property Type: Townhouse

Land Size: 243 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median Townhouse Price

05/12/2022 - 04/12/2023: \$1,100,000

Comparable Properties



28 Arlington Wlk VERMONT 3133 (REI)

Agent Comments

 5  3  2

Price: \$1,270,000

Method: Auction Sale

Date: 18/11/2023

Property Type: House (Res)

Land Size: 272 sqm approx



11 Mcdonough La VERMONT 3133 (REI)

Agent Comments

 4  2  2

Price: \$1,028,000

Method: Auction Sale

Date: 21/10/2023

Property Type: House (Res)



19 Mcdonough La VERMONT 3133 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,015,000

Method: Auction Sale

Date: 22/07/2023

Property Type: House (Res)

Land Size: 338 sqm approx

Account - Barry Plant | P: 03 9842 8888