

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

4/660 CANTERBURY ROAD 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

\$950,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,015,000

Property type

Unit

Suburb

Vermont

Period-from

01 Mar 2023

to

29 Feb 2024

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

3/6 GROVE STREET VERMONT VIC 3133

\$976,000

02-Mar-24

1/31 HALLS PARADE MITCHAM VIC 3132

\$950,000

25-Nov-23

2/21 IAN CRESCENT MITCHAM VIC 3132

\$1,038,000

10-Feb-24

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.~~

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3/6 GROVE STREET VERMONT VIC Sold Price ^{RS} **\$976,000** Sold Date **02-Mar-24**
3133
3 2 2 Distance **0.18km**



1/31 HALLS PARADE MITCHAM VIC Sold Price **\$950,000** Sold Date **25-Nov-23**
3132
3 2 2 Distance **0.64km**



2/21 IAN CRESCENT MITCHAM VIC Sold Price ^{RS} **\$1,038,000** Sold Date **10-Feb-24**
3132
3 2 2 Distance **1.1km**

RS = Recent sale **UN** = Undisclosed Sale

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