

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

1/19 Nurlendi Road, Vermont Vic 3133

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$922,500

Property Type Unit

Suburb Vermont

Period - From 01/10/2022

to 30/09/2023

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	5/307-309 Canterbury Rd FOREST HILL 3131	\$885,000	07/06/2023
2	1/5 Ferris Av MITCHAM 3132	\$850,000	11/10/2023
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:

28/11/2023 17:17



Property Type:
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median Unit Price
Year ending September 2023: \$922,500

Comparable Properties



5/307-309 Canterbury Rd FOREST HILL 3131 (REI) **Agent Comments**



Price: \$885,000
Method: Private Sale
Date: 07/06/2023
Property Type: Unit



1/5 Ferris Av MITCHAM 3132 (REI) **Agent Comments**



Price: \$850,000
Method: Private Sale
Date: 11/10/2023
Property Type: Unit
Land Size: 262 sqm approx

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.