

# 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

6 Arlington Walk, Vermont Vic 3133

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$930,000

&

\$1,020,000

### Median sale price

Median price \$1,145,000

Property Type House

Suburb Vermont

Period - From 01/07/2022

to 30/09/2022

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	6/11 View Rd VERMONT 3133	\$980,000	26/11/2022
2	1/653 Canterbury Rd VERMONT 3133	\$865,000	19/08/2022
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.~~

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**Indicative Selling Price**

\$930,000 - \$1,020,000

**Median House Price**

September quarter 2022: \$1,145,000



 4  2  2

**Property Type:** House

**Land Size:** 186 sqm approx

**Agent Comments**

## Comparable Properties

6/11 View Rd VERMONT 3133 (REI)

**Agent Comments**

 3  2  2

**Price:** \$980,000

**Method:** Auction Sale

**Date:** 26/11/2022

**Property Type:** Townhouse (Res)



1/653 Canterbury Rd VERMONT 3133 (VG)

**Agent Comments**

 4  -  -

**Price:** \$865,000

**Method:** Sale

**Date:** 19/08/2022

**Property Type:** Subdivided Unit/Villa/Townhouse  
- Single OYO Unit

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.