Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	6 Arlington Walk, Vermont Vic 3133
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$930,000	&	\$1,020,000

Median sale price

Median price \$1,14	5,000 Pr	roperty Type	House		Suburb	Vermont
Period - From 01/07	7/2022 to	30/09/2022	9	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

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			

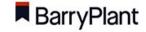
OR

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.

This Statement of Information was prepared on:	15/12/2022 16:41
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Date of sale





Indicative Selling Price \$930,000 - \$1,020,000 **Median House Price** September quarter 2022: \$1,145,000



Property Type: House Land Size: 186 sqm approx

Agent Comments

Comparable Properties

6/11 View Rd VERMONT 3133 (REI)

Price: \$980,000 Method: Auction Sale Date: 26/11/2022

Property Type: Townhouse (Res)

Agent Comments

Agent Comments



1/653 Canterbury Rd VERMONT 3133 (VG)

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.

Account - Barry Plant | P: 03 9842 8888



