

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

2/12 Short Street, Vermont Vic 3133

Indicative selling price

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

Range between \$800,000

&

\$850,000

Median sale price

Median price \$770,500

Property Type Unit

Suburb Vermont

Period - From 01/10/2019

to 31/12/2019

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	5/385 Mitcham Rd MITCHAM 3132	\$855,000	02/11/2019
2	1/406 Canterbury Rd FOREST HILL 3131	\$840,000	23/10/2019
3	3/637 Canterbury Rd VERMONT 3133	\$806,000	02/11/2019

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:

30/01/2020 15:01



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$800,000 - \$850,000

Median Unit Price

December quarter 2019: \$770,500

Comparable Properties



5/385 Mitcham Rd MITCHAM 3132 (REI)

Agent Comments

3 2 2

Price: \$855,000

Method: Auction Sale

Date: 02/11/2019

Property Type: Townhouse (Res)

Land Size: 280 sqm approx



1/406 Canterbury Rd FOREST HILL 3131 (REI)

Agent Comments

3 3 2

Price: \$840,000

Method: Private Sale

Date: 23/10/2019

Property Type: Townhouse (Single)



3/637 Canterbury Rd VERMONT 3133 (REI)

Agent Comments

3 2 2

Price: \$806,000

Method: Auction Sale

Date: 02/11/2019

Property Type: Townhouse (Res)