

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

1/8 Penllyne Avenue, Vermont Vic 3133

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$965,000 Property Type Unit Suburb Vermont

Period - From 01/10/2023 to 30/09/2024 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 | 4/543 Canterbury Rd VERMONT 3133 | \$980,000 | 31/08/2024 |
| 2 | 7/535 Canterbury Rd VERMONT 3133 | \$960,000 | 17/08/2024 |
| 3 | 8/13-17 Moore Rd VERMONT 3133 | \$928,888 | 16/08/2024 |

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:

13/01/2025 14:30



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

Year ending September 2024: \$965,000

Comparable Properties



4/543 Canterbury Rd VERMONT 3133 (REI/VG)

Agent Comments



Price: \$980,000

Method: Private Sale

Date: 31/08/2024

Property Type: Unit

Land Size: 300 sqm approx



7/535 Canterbury Rd VERMONT 3133 (REI/VG)

Agent Comments



Price: \$960,000

Method: Auction Sale

Date: 17/08/2024

Property Type: Unit

Land Size: 407 sqm approx



8/13-17 Moore Rd VERMONT 3133 (REI)

Agent Comments



Price: \$928,888

Method: Private Sale

Date: 16/08/2024

Property Type: Townhouse (Single)

Account - Roger Davis Wheelers Hill | P: 03 95605000