Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$900,000 &	\$990,000
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Median sale price

Median price	\$965,000	Pro	perty Type U	nit		Suburb	Vermont
Period - From	01/10/2023	to	30/09/2024	So	ource	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

Add	dress 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 comparableproperties 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)

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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)

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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)

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Price: \$928,888 Method: Private Sale

Date: 16/08/2024 **Property Type:** Townhouse (Single)

Agent Comments

Account - Roger Davis Wheelers Hill | P: 03 95605000





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