

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

28 Arlington Walk, Vermont Vic 3133

Indicative selling price

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

Range between \$1,080,000

&

\$1,180,000

Median sale price

Median price \$1,233,500

Property Type House

Suburb Vermont

Period - From 06/11/2022

to

05/11/2023

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	12/13-17 Moore Rd VERMONT 3133	\$1,108,888	31/10/2023
2	11 Mcdonough La VERMONT 3133	\$1,028,000	21/10/2023
3	3/180 Wantirna Rd RINGWOOD 3134	\$975,000	20/10/2023

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:

06/11/2023 14:40



 5  3  2

Property Type: House
Land Size: 272 sqm approx
Agent Comments

Indicative Selling Price
 \$1,080,000 - \$1,180,000
Median House Price
 06/11/2022 - 05/11/2023: \$1,233,500

Comparable Properties



12/13-17 Moore Rd VERMONT 3133 (REI)

Agent Comments

 4  2  4

Price: \$1,108,888
Method: Private Sale
Date: 31/10/2023
Property Type: Townhouse (Single)



11 Mcdonough La VERMONT 3133 (REI)

Agent Comments

 4  2  2

Price: \$1,028,000
Method: Auction Sale
Date: 21/10/2023
Property Type: House (Res)



3/180 Wantirna Rd RINGWOOD 3134 (REI)

Agent Comments

 4  2  2

Price: \$975,000
Method: Private Sale
Date: 20/10/2023
Property Type: Townhouse (Single)
Land Size: 207 sqm approx

Account - Barry Plant | P: 03 9842 8888