

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

3/784 Canterbury Road, Vermont Vic 3133

Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price

Median price \$960,000 Property Type Unit Suburb Vermont

Period - From 01/07/2024 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	2a Tweed St VERMONT 3133	\$819,000	12/10/2024
2	5/639 Canterbury Rd VERMONT 3133	\$800,000	03/07/2024
3	3/651 Canterbury Rd VERMONT 3133	\$847,000	24/04/2024

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:

16/10/2024 15:38



 3  1  1

Rooms: 4
Property Type: Unit
Agent Comments

Indicative Selling Price
\$750,000 - \$825,000
Median Unit Price
September quarter 2024: \$960,000

Comparable Properties



2a Tweed St VERMONT 3133 (REI)

Agent Comments

 2  1  1

Price: \$819,000
Method: Auction Sale
Date: 12/10/2024
Property Type: Unit
Land Size: 206 sqm approx



5/639 Canterbury Rd VERMONT 3133 (REI)

Agent Comments

 3  2  2

Price: \$800,000
Method: Sold Before Auction
Date: 03/07/2024
Property Type: Unit
Land Size: 207 sqm approx



3/651 Canterbury Rd VERMONT 3133 (REI/VG)

Agent Comments

 3  1  2

Price: \$847,000
Method: Private Sale
Date: 24/04/2024
Property Type: House

Account - O'Brien Real Estate Vermont | P: 03 9087 1087