

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

1/535-537 Canterbury Road Vermont VIC 3133

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$699,250

Property type

Unit

Suburb

Vermont

Period-from

01 Mar 2019

to

29 Feb 2020

Source

Corelogic

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 6 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

22/19-27 Moore Road Vermont VIC 3133	\$725,000	22-Nov-19
1/32 Liddle Way Vermont VIC 3133	\$740,000	30-Nov-19
1/1 McClares Road Vermont VIC 3133	\$720,000	07-Dec-19

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 6 months.~~

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22/19-27 Moore Road Vermont VIC 3133

Sold Price

\$725,000

Sold Date

22-Nov-19

3 1 1

Distance

1.05km



1/32 Liddle Way Vermont VIC 3133

Sold Price

\$740,000

Sold Date

30-Nov-19

3 2 2

Distance

1.18km



1/1 McClares Road Vermont VIC 3133

Sold Price

\$720,000

Sold Date

07-Dec-19

3 1 -

Distance

1.23km

RS = Recent sale

UN = Undisclosed Sale

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