

# 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

2/30a Centre Road, Vermont Vic 3133

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$810,000 & \$880,000

### Median sale price

Median price \$806,000 Property Type Unit Suburb Vermont

Period - From 01/10/2019 to 30/09/2020 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	2/21 Orient Av MITCHAM 3132	\$860,000	11/11/2020
2	1/660 Canterbury Rd VERMONT 3133	\$838,000	31/10/2020
3	1/7 Orient Av MITCHAM 3132	\$815,000	09/11/2020

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:

07/01/2021 11:48



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**Property Type:** Villa  
**Land Size:** 488.193 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$810,000 - \$880,000  
**Median Unit Price**  
 Year ending September 2020: \$806,000

## Comparable Properties



2/21 Orient Av MITCHAM 3132 (VG)

Agent Comments

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**Price:** \$860,000  
**Method:** Sale  
**Date:** 11/11/2020  
**Property Type:** Flat/Unit/Apartment (Res)



1/660 Canterbury Rd VERMONT 3133 (REI)

Agent Comments

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**Price:** \$838,000  
**Method:** Auction Sale  
**Date:** 31/10/2020  
**Rooms:** 4  
**Property Type:** Townhouse (Res)  
**Land Size:** 222 sqm approx



1/7 Orient Av MITCHAM 3132 (REI/VG)

Agent Comments

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**Price:** \$815,000  
**Method:** Private Sale  
**Date:** 09/11/2020  
**Property Type:** Unit  
**Land Size:** 332 sqm approx