

# 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 760 Canterbury 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 \$920,000 & \$1,010,000

### Median sale price

Median price \$1,075,000 Property Type House Suburb Vermont

Period - From 01/01/2020 to 31/12/2020 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	66 Centre Rd VERMONT 3133	\$960,000	19/12/2020
2	121 Wantirna Rd RINGWOOD 3134	\$950,000	01/12/2020
3	15 Philip St HEATHMONT 3135	\$922,000	10/11/2020

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: 09/03/2021 18:17



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**Property Type:** House  
**Land Size:** 612 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$920,000 - \$1,010,000  
**Median House Price**  
 Year ending December 2020: \$1,075,000

## Comparable Properties



**66 Centre Rd VERMONT 3133 (REI/VG)**

**Agent Comments**

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**Price:** \$960,000  
**Method:** Auction Sale  
**Date:** 19/12/2020  
**Property Type:** House (Res)  
**Land Size:** 602 sqm approx



**121 Wantirna Rd RINGWOOD 3134 (VG)**

**Agent Comments**

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**Price:** \$950,000  
**Method:** Sale  
**Date:** 01/12/2020  
**Property Type:** House (Res)  
**Land Size:** 292 sqm approx



**15 Philip St HEATHMONT 3135 (REI)**

**Agent Comments**

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**Price:** \$922,000  
**Method:** Private Sale  
**Date:** 10/11/2020  
**Property Type:** House  
**Land Size:** 785 sqm approx