

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

77 Park Drive, Vermont Vic 3133

Indicative selling price

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

Range between \$530,000 & \$580,000

Median sale price

Median price \$737,500 Property Type Unit 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	4/52 Brunswick Rd MITCHAM 3132	\$575,000	23/11/2020
2	1/526 Canterbury Rd VERMONT 3133	\$560,500	10/12/2020
3	2/7 Mount Pleasant Rd NUNAWADING 3131	\$552,499	11/12/2020

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:

17/03/2021 09:06



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Property Type: Unit

Agent Comments

Community Park, Pool & Tennis Courts

Indicative Selling Price

\$530,000 - \$580,000

Median Unit Price

Year ending December 2020: \$737,500

Comparable Properties



4/52 Brunswick Rd MITCHAM 3132 (REI/VG)

Agent Comments

2 1 1

Price: \$575,000

Method: Private Sale

Date: 23/11/2020

Property Type: Unit

Land Size: 162 sqm approx



1/526 Canterbury Rd VERMONT 3133 (VG)

Agent Comments

2 - -

Price: \$560,500

Method: Sale

Date: 10/12/2020

Property Type: Flat/Unit/Apartment (Res)



2/7 Mount Pleasant Rd NUNAWADING 3131 (VG)

Agent Comments

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Price: \$552,499

Method: Sale

Date: 11/12/2020

Property Type: Flat/Unit/Apartment (Res)