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

46 Arlington Walk, Vermont Vic 3133

Indicative selling price

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

Range between $829,500 & $845,000

Median sale price

| Median price | $770,500 | Property Type | Unit | Suburb | Vermont |

| Period - From | 01/10/2019 | to | 31/12/2019 | 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	2/280 Wantirna Rd WANTIRNA 3152	$838,000	16/11/2019
2	18/520 Mitcham Rd MITCHAM 3132	$838,000	20/11/2019
3			

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: 17/03/2020 13:57

CONSUMER AFFAIRS VICTORIA

🛏 3   🛁 2   🚗 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$829,500 - $845,000
Median Unit Price
December quarter 2019: $770,500

Comparable Properties

2/280 Wantirna Rd WANTIRNA 3152 (REI/VG)

🛏 3   🛁 2   🚗 2

Price: $838,000
Method: Auction Sale
Date: 16/11/2019
Rooms: 4
Property Type: Townhouse (Res)

Agent Comments

18/520 Mitcham Rd MITCHAM 3132 (VG)

🛏 3   🛁 -   🚗 -

Price: $838,000
Method: Sale
Date: 20/11/2019
Property Type: Flat/Unit/Apartment (Res)
Land Size: 218 sqm approx

Agent Comments

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.