

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

5/647 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

\$838,000

Property type

Unit

Suburb

Vermont

Period-from

01 Dec 2020

to

30 Nov 2021

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

2/782 Canterbury Road Vermont VIC 3133	\$745,000	12-Oct-21
2A Panel Street Mitcham VIC 3132	\$750,000	30-Oct-21
2/3 Gordon Court Ringwood VIC 3134	\$737,000	20-Nov-21

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.~~

This Statement of Information was prepared on: 09 December 2021



2/782 Canterbury Road Vermont VIC 3133

 2  1  1

Sold Price **\$745,000** Sold Date **12-Oct-21**

Distance **0.18km**



2A Panel Street Mitcham VIC 3132

 2  1  1

Sold Price ^{RS} **\$750,000** Sold Date **30-Oct-21**

Distance **0.53km**



2/3 Gordon Court Ringwood VIC 3134

 2  1  1

Sold Price ^{RS} **\$737,000** Sold Date **20-Nov-21**

Distance **1.38km**

RS = Recent sale UN = Undisclosed Sale

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