

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

1/19 Nurlendi Road, Vermont Vic 3133

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$990,000 Property Type Unit Suburb Vermont

Period - From 01/04/2023 to 30/06/2023 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	2/68 Carween Av MITCHAM 3132	\$968,000	19/05/2023
2	2/297 Springvale Rd FOREST HILL 3131	\$950,000	06/04/2023
3	92/457 Canterbury Rd VERMONT 3133	\$945,000	15/03/2023

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:

18/08/2023 23:20



Property Type:
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median Unit Price
June quarter 2023: \$990,000

Comparable Properties



2/68 Carween Av MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$968,000
Method: Private Sale
Date: 19/05/2023
Property Type: Unit
Land Size: 290 sqm approx



2/297 Springvale Rd FOREST HILL 3131 (REI/VG)

Agent Comments



Price: \$950,000
Method: Private Sale
Date: 06/04/2023
Property Type: House
Land Size: 290 sqm approx

92/457 Canterbury Rd VERMONT 3133 (VG)

Agent Comments



Price: \$945,000
Method: Sale
Date: 15/03/2023
Property Type: Cluster Unit