

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

2/14 TERRARA 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

Unit

Suburb

Vermont

Period-from

01 Nov 2022

to

31 Oct 2023

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

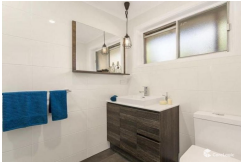
Date of sale

7/4 SHORT STREET VERMONT VIC 3133	\$485,000	31-Aug-23
4/4 SHORT STREET VERMONT VIC 3133	\$475,000	03-Aug-23
2/366-368 SPRINGVALE ROAD FOREST HILL VIC 3131	\$580,000	27-Jul-23

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: 23 November 2023



7/4 SHORT STREET VERMONT VIC 3133 Sold Price **\$485,000** Sold Date **31-Aug-23**
 Distance **0.31km**

 2  1  1



4/4 SHORT STREET VERMONT VIC 3133 Sold Price **\$475,000** Sold Date **03-Aug-23**
 Distance **0.33km**

 2  1  1



2/366-368 SPRINGVALE ROAD FOREST HILL VIC 3131 Sold Price ^{RS} **\$580,000** Sold Date **27-Jul-23**
 Distance **1.65km**

 2  1  1

RS = Recent sale UN = Undisclosed Sale

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