

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

2/71 Mcclares Road, Vermont Vic 3133

Indicative selling price

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

Range between \$880,000 & \$960,000

Median sale price

Median price \$980,000 Property Type Townhouse Suburb Vermont

Period - From 17/10/2022 to 16/10/2023 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.

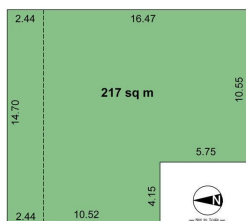
	Address of comparable property	Price	Date of sale
1	5 Calypso Ct FOREST HILL 3131	\$1,000,000	27/05/2023
2	3/406 Canterbury Rd FOREST HILL 3131	\$950,000	05/07/2023
3	2/97 Rooks Rd MITCHAM 3132	\$900,000	29/04/2023

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:

17/10/2023 11:10



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Property Type: Townhouse
Land Size: 217 sqm approx

Agent Comments

Indicative Selling Price
\$880,000 - \$960,000
Median Townhouse Price
17/10/2022 - 16/10/2023: \$980,000

Comparable Properties



5 Calypso Ct FOREST HILL 3131 (REI/VG)

Agent Comments

3 2 2

Price: \$1,000,000
Method: Private Sale
Date: 27/05/2023
Property Type: House
Land Size: 224 sqm approx



3/406 Canterbury Rd FOREST HILL 3131 (VG)

Agent Comments

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Price: \$950,000
Method: Sale
Date: 05/07/2023
Property Type: Strata Unit/Villa Unit/Townhouse
- Single OYO Unit



2/97 Rooks Rd MITCHAM 3132 (REI/VG)

Agent Comments

3 3 1

Price: \$900,000
Method: Auction Sale
Date: 29/04/2023
Property Type: Townhouse (Res)
Land Size: 108 sqm approx

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