

# 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 2/738 Canterbury Road, Vermont Vic 3133

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$770,000 & \$820,000

### Median sale price

Median price \$1,033,400 Property Type Unit Suburb Vermont

Period - From 01/01/2024 to 31/03/2024 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	2/2 Hopetoun St MITCHAM 3132	\$865,000	13/04/2024
2	1/20 Ferguson St MITCHAM 3132	\$770,000	03/02/2024
3	2/11 Walker Av MITCHAM 3132	\$766,000	18/12/2023

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: 06/06/2024 12:03



 2    2    2

**Property Type:** Unit  
**Land Size:** 235 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$770,000 - \$820,000  
**Median Unit Price**  
March quarter 2024: \$1,033,400

## Comparable Properties



2/2 Hopetoun St MITCHAM 3132 (REI)

**Agent Comments**

 2    1    1

**Price:** \$865,000  
**Method:** Auction Sale  
**Date:** 13/04/2024  
**Property Type:** Unit  
**Land Size:** 205 sqm approx



1/20 Ferguson St MITCHAM 3132 (REI/VG)

**Agent Comments**

 2    1    2

**Price:** \$770,000  
**Method:** Auction Sale  
**Date:** 03/02/2024  
**Property Type:** Unit



2/11 Walker Av MITCHAM 3132 (REI/VG)

**Agent Comments**

 2    1    2

**Price:** \$766,000  
**Method:** Private Sale  
**Date:** 18/12/2023  
**Property Type:** Unit  
**Land Size:** 190 sqm approx

**Account - Barry Plant** | P: 03 9842 8888