

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

28 Arlington Walk, Vermont Vic 3133

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$984,000

Property Type Townhouse

Suburb Vermont

Period - From 20/10/2022

to

19/10/2023

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	6/557 Canterbury Rd VERMONT 3133	\$1,200,000	18/08/2023
2	8/21 Terrara Rd VERMONT 3133	\$1,200,000	15/05/2023
3	6 Arlington Wlk VERMONT 3133	\$1,010,000	10/01/2023

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:

20/10/2023 14:54



 5  2  2

Property Type: Townhouse

Land Size: 271 sqm approx

Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median Townhouse Price
20/10/2022 - 19/10/2023: \$984,000

Comparable Properties



6/557 Canterbury Rd VERMONT 3133 (REI)

Agent Comments

 3  2  2

Price: \$1,200,000

Method: Private Sale

Date: 18/08/2023

Property Type: Townhouse (Single)



8/21 Terrara Rd VERMONT 3133 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,200,000

Method: Private Sale

Date: 15/05/2023

Property Type: Townhouse (Single)

Land Size: 379 sqm approx



6 Arlington Wlk VERMONT 3133 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,010,000

Method: Private Sale

Date: 10/01/2023

Property Type: House (Res)

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