

# 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 4/515 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 \$800,000 & \$850,000

### Median sale price

Median price \$952,500 Property Type Unit Suburb Vermont

Period - From 01/10/2023 to 31/12/2023 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	2/8 Graeme St VERMONT 3133	\$880,000	10/02/2024
2	7/490 Mitcham Rd MITCHAM 3132	\$840,000	02/01/2024
3	5/12 Irvine St MITCHAM 3132	\$820,000	09/12/2023

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: 19/02/2024 15:51



3   2   2

**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$800,000 - \$850,000  
**Median Unit Price**  
December quarter 2023: \$952,500

## Comparable Properties



**2/8 Graeme St VERMONT 3133 (REI)**

**Agent Comments**

3   1   1

**Price:** \$880,000  
**Method:** Auction Sale  
**Date:** 10/02/2024  
**Property Type:** Unit  
**Land Size:** 295 sqm approx



**7/490 Mitcham Rd MITCHAM 3132 (REI)**

**Agent Comments**

3   2   4

**Price:** \$840,000  
**Method:** Private Sale  
**Date:** 02/01/2024  
**Property Type:** Unit  
**Land Size:** 181 sqm approx



**5/12 Irvine St MITCHAM 3132 (REI)**

**Agent Comments**

3   1   1

**Price:** \$820,000  
**Method:** Sold Before Auction  
**Date:** 09/12/2023  
**Property Type:** Unit

**Account - Jellis Craig | P: (03) 9908 5700**