# 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	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$800,000		&		\$850,000			
Median sale p	rice							
Median price	\$952,500	Pro	operty Type	Unit			Suburb	Vermont
Period - From	01/10/2023	to	31/12/2023		So	ource	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.

Ade	dress 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









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)

7/490 Mitcham Rd MITCHAM 3132 (REI)

2

**6** 4



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

Agent Comments



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

3



5/12 Irvine St MITCHAM 3132 (REI)



Agent Comments

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

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



propertydata

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