

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

437 CANTERBURY ROAD VERMONT VIC 3133

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,250,000

&

\$1,375,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,242,500

Property type

House

Suburb

Vermont

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

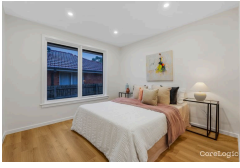
Date of sale

24 LORIKEET STREET NUNAWADING VIC 3131	\$1,300,000	14-Oct-23
5 NOWINGI COURT VERMONT VIC 3133	\$1,470,000	25-Nov-23
519B MITCHAM ROAD VERMONT VIC 3133	\$1,170,000	21-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 22 March 2024



**24 LORIKEET STREET
NUNAWADING VIC 3131**

 4  2  2

Sold Price **\$1,300,000** Sold Date **14-Oct-23**

Distance **1.25km**



**5 NOWINGI COURT VERMONT VIC
3133**

 4  2  2

Sold Price ^{RS} **\$1,470,000** Sold Date **25-Nov-23**

Distance **1.06km**



**519B MITCHAM ROAD VERMONT
VIC 3133**

 3  2  2

Sold Price ^{RS} **\$1,170,000** Sold Date **21-Mar-24**

Distance **0.64km**

RS = Recent sale

UN = Undisclosed Sale

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