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Section 47AF of the Estate Agents Act 1980

## UNIT Offered for Sale

145 Terrara Road Vermont South VIC 3133

 4  2  2

## Indicative Selling Price

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

Range between \$950,000 & \$980,000













## Median Sale Price

\$797,250 Units in Vermont south between Sep 2017 - Aug 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 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.

	<b>2 Barossa Avenue Vermont South VIC 3133</b>  3  2  2	Sold Price	<b>\$942,000</b>	Sold Date	<b>12-Mar-18</b>	Distance	<b>0.17km</b>
	<b>9 Tanunda Street Vermont South VIC 3133</b>  4  1  2	Sold Price	<b>\$1,040,000</b>	Sold Date	<b>02-May-18</b>	Distance	<b>0.76km</b>
	<b>235 Hawthorn Road Vermont South VIC 3133</b>  4  2  2	Sold Price	<b>\$1,050,000</b>	Sold Date	<b>13-Mar-18</b>	Distance	<b>1.45km</b>

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