

# 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

6 Coringa Close, 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 \$850,000

&

\$930,000

### Median sale price

Median price \$1,232,000

Property Type House

Suburb Vermont

Period - From 01/10/2022

to

31/12/2022

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	25 Culwell Av MITCHAM 3132	\$970,000	15/11/2022
2	8 Barbara St VERMONT 3133	\$940,000	17/12/2022
3	19 Reserve Av MITCHAM 3132	\$932,000	09/02/2023

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:

22/02/2023 11:11



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## 6 Coringa Close Vermont

### Additional information

Council Rates: \$1,707.75 pa (approx.)  
Neighbourhood Residential Zone – Schedule 3  
Significant Landscape Overlay – Schedule 9  
Built 1971  
L shaped lounge and dining room  
Functional kitchen with gas cooking, Westinghouse oven and Dishlex dishwasher which adjoins generous meals area  
Three bedrooms all with BIRs  
Family bathroom with bath and shower  
Separate toilet  
Well sized laundry with access outside  
Tandem carport  
Outdoor shed  
Ducted heating  
Air-conditioner in meals area  
Gas hot water service  
Water tank  
Concrete slab

### Internal / external size

Land size: 550sqm approx.

### Rental Estimate

\$520-\$550 per week based on current market conditions

### Close proximity to

**Schools** Rangeview Primary School (zoned – 800m)  
Vermont Primary School (2.1km)  
Vermont Secondary College (zoned – 2.6km)  
Heathmont College (2.6km)  
Aquinas College, Ringwood (3.1km)

**Shops** Ringwood Square Shopping Centre (2.3km)  
Heathmont Shopping Centre (3.4km)  
Brentford Square Shopping centre (2.9km)  
Eastland Shopping Centre (3.5km)  
Forest Hill Chase Shopping centre (4.5km)

**Parks** Heatherdale Reserve (850m)  
Heatherdale Wetlands (900m)  
Buckanbe Park, Vermont (1.7km)  
Simpson Park - off lead dog park (1.9km)

**Transport** Heatherdale train stations (1.4km)  
Bus route 742 - Chadstone - Ringwood

### Chattels

All fixed floor coverings, fixed light fittings and window furnishings as inspected

### Settlement

30/60/90 days or any other such terms that have been agreed to in writing



**Jackie Mooney**  
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**Cameron Way**  
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Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

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