

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

304/1 Charlnet Drive, Vermont South Vic 3133

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$620,000

&

\$660,000

Median sale price

Median price

\$730,250

Property Type

Unit

Suburb

Vermont South

Period - From

01/07/2022

to

30/06/2023

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		
3		

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:

02/08/2023 11:04



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304/1 Charlnet Drive, Vermont South

Additional information

Council Rates: \$945.40 pa.

Owner corporation: \$5,056.01 pa.

Water Rates: \$748.04pa + usage.

Built in 2018.

3rd floor 3 bedroom, 2 bathroom apartment.

Expansive living and dining area.

Superb kitchen including Miele appliances and deluxe stone.

Exceptional master bedroom has access to a sizeable walk-in robe and beautiful ensuite.

Sleek main bathroom.

European laundry.

Reverse cycle heating and cooling.

Secure intercom.

Storage cage.

2 secure basement car spaces.

Rental Estimate

\$600-\$650 per week based on current market conditions

Chattels

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

Close proximity to

Schools Weeden Heights Primary School (zoned – 390m)
Livingstone Primary School (420m)
Highvale Secondary College (zoned – 1.03km)
Forest Hill College (1.75km)
Vermont Secondary College (2.17km)

Shops Vermont South Shopping Centre (550m)
Burwood One Shopping Centre (2.9km)
Forest Hill Chase Shopping centre (3.5km)
Westfield Knox (5.1km)

Parks Licola Reserve (800m)
Billabong Park (900m)
Terrara Park (1.1km)
Koomba Park (2.8km)

Transport Glen Waverley Train Station (3.8km)
Nunawading Train Station (4.9km)
Tram 75 – Central Pier Docklands – Vermont South
Bus route 732 - Chadstone - Ringwood
Bus route 967 – Glen Waverley Station – Croydon station

Settlement

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



Mark Johnstone
0417 377 916



Cameron Way
0418 352 380

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.

Blackburn 100 South Parade 9894 1000

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