

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

29 Beddoe Road, Vermont Vic 3133

Indicative selling price

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

Range between \$790,000

&

\$860,000

Median sale price

Median price \$840,000

Property Type Unit

Suburb Vermont

Period - From 01/01/2022

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	1b Irvine St MITCHAM 3132	\$950,000	21/11/2022
2	2/113 Brunswick Rd MITCHAM 3132	\$830,000	20/01/2023
3	2/22 Creek Rd MITCHAM 3132	\$790,000	08/02/2023

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 17:16



woodards 

29 Beddoe Road, Vermont

Additional information

Council Rates: \$1,413.40pa (Refer S32)
 Water Rates: \$180pq plus usage approx. (Refer S32)
 Neighbourhood Residential Zone Schedule 3
 Significant Landscape Overlay Schedule 9
 Land size: 363sqm approx.
 Own title
 Polished timber floorboards
 Ducted heating
 Evaporative cooling
 Security alarm
 Ducted vacuum
 Spacious main bedroom with WIR & ensuite
 Central bathroom with skylight
 2nd bedroom with BIR
 Open plan living with built in tv unit
 Stone benchtop
 Soft close cabinetry
 Blanco gas cooktop
 Blanco oven
 Blanco dishwasher
 Laundry with external access & good storage
 Low maintenance courtyard
 Oversized single garage with auto door & internal access
 Additional car space

Close proximity to

Schools

Rangeview Primary- Churinga Ave, Mitcham (1.2km)
 St James Primary- Centre Rd, Vermont (600m)
 Vermont Secondary- Morack Rd, Vermont (1.3km)

Shops

Vermont General Store- Centre Rd, Vermont (280m)
 Brentford Square- Canterbury Rd, Forest Hill (2.1km)
 Eastland- Maroondah Hwy, Ringwood (4.5km)

Parks

View Road Playground- View Rd, Vermont (450m)
 Campbells Croft Reserve- Via Abbey Rd, Vermont (1km)

Transport

Heatherdale Station (2.9km)
 Mitcham Station (3.1km)
 Bus 740 Mitcham to Vermont
 Bus 742 Ringwood to Chadstone

Settlement

10% deposit, balance 30/60days or any other such terms that have been agreed to in writing by the vendor prior to auction

Chattels

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

Rental Estimate

\$550pw based on current market conditions



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