



**woodards** 

## 7 Katupna Court Vermont South

### Additional information

Council Rates: \$TBC pa (Refer S32)  
 Water Rates: \$180pq plus usage (Refer S32)  
 Neighbourhood Residential Zone Schedule 5  
 Significant Landscape Overlay Schedule 9  
 Land Size: 1000sqm approx.  
 Gas ducted heating  
 Refrigerated cooling  
 12 solar panels  
 9000L water tank  
 Renovated kitchen with stone benchtop  
 Electric wall oven  
 4 burner gas cooktop  
 Dishwasher  
 Large fridge space- water connection  
 Servery window from kitchen  
 Formal lounge and dining room  
 Large undercover entertaining with CF & heater

### Rental Estimate

\$680 per week based on current market conditions

### Close proximity to

#### Schools

Vermont Primary School -Nurlendi Rd, Vermont (1.9km)  
 Vermont Secondary College- Morack Rd, Vermont (900m)  
 Emmaus College- hawthorn Rd, Vermont South (3.5km)

#### Shops

Vermont South Shopping Centre- Burwood Hwy, Vermont South (2.5km)  
 Forest Hill Chase- Canterbury Rd, Forest Hill (4.7km)  
 Burwood One- Burwood Hwy, Burwood East (5.6km)  
 The Glen- Springvale Rd, Glen Waverley (6km)  
 Knox Westfield- Burwood Hwy, Wantirna South (7.8km)

#### Parks/ Recreation

Terrara Park- Terrara Rd, Vermont South (1.5km)  
 BellBird Dell Reserve- Via George Rd, Vermont South (1.2km)  
 Morack Golf Course- Morack Rd, Vermont South (900m)

#### Transport

Mitcham Train Station (4.3km)  
 Glen Waverley Station (6km)  
 Tram 75 – Vermont South to Docklands  
 Bus 742 Ringwood – Chadstone Via Vermont South

#### Terms

10% deposit, balance 90/120 days (neg) 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 & window furnishings as inspected.



**Julian Badenach**  
 0414 609 665



**Mark Johnstone**  
 0417 377 916

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**

**woodards.com.au**

# 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

7 Katupna Court, Vermont South 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

\$1,450,000

&

\$1,550,000

### Median sale price

Median price

\$1,445,000

Property Type

House

Suburb

Vermont South

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	11 Hunter Valley Rd VERMONT SOUTH 3133	\$1,600,000	22/02/2023
2	11 Hancock St VERMONT SOUTH 3133	\$1,561,000	12/11/2022
3	19 Verona St VERMONT SOUTH 3133	\$1,450,000	17/12/2022

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:

22/03/2023 11:38