

# 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

22 Arlington Walk, Vermont Vic 3133

### Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,200,000 Property Type House Suburb Vermont

Period - From 01/04/2022 to 31/03/2023 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	1 Davison St MITCHAM 3132	\$1,200,000	13/04/2023
2	12 Evans Ct VERMONT 3133	\$1,123,000	22/04/2023
3	16a Premier Av VERMONT 3133	\$1,025,000	29/04/2023

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:

15/06/2023 11:40



**woodards** 

## 22 Arlington Walk, Vermont

### Additional information

Land size 746 sqm approx.

Owners Corporation-\$1300 per year.

Zoned for Vermont Secondary College and Rangeview Primary School.

Pristinely presented 3 bedroom, 2 bathroom single storey home.

Private master bedroom with quality ensuite.

2 other bedrooms with BIRs.

Sizeable formal lounge and dining room.

Extensive family and meals zone.

Practical kitchen with excellent bench space and stainless steel appliances.

Freshly painted.

North-facing deck with views.

Covered alfresco dining area.

Sizeable garden perfect for kids.

Laundry.

Ducted heating.

Reverse cycle cooling.

Ducted vacuum.

Secure alarm.

CCTV security.

Double garage.

### Close proximity to

#### Schools

Rangeview Primary School – zoned (890m)

Vermont Primary School (1.64km)

Vermont Secondary College – zoned (1.49km)

Heathmont College (1.71km)

#### Shops

East Vermont Village (512m)

Brentford Square Shopping Centre (2.57km)

Forest Hill Chase (4.25km)

#### Parks

Abbey Walk (600m)

Scott Street Reserve (1.44km)

Vermont Garden (296m)

Heatherdale Reserve (1.02km)

#### Transport

Heatherdale train station (1.67km)

Bus 740 Mitcham – Vermont East

Bus 742 Ringwood– Chadstone

#### Settlement

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

#### Chattels

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

### Rental estimate

\$630-\$680 per week (approx.)



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