

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 51 Betula Avenue, Vermont, VIC 3133

Indicative selling price

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

Price Range

\$1,450,000

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\$1,550,000

Median sale price

Median price

\$1,150,000

Property Type

House

Suburb

Vermont (3133)

Period - From

30/08/2020

to

30/08/2021

Source

Realestate

Comparable property sales

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
52 ROSSTREVOR CRESCENT, MITCHAM VIC 3132	\$1,561,000	23/05/2022
4 BLATCH COURT, FOREST HILL VIC 3131	\$1,408,000	04/05/2022
422 CANTERBURY ROAD, FOREST HILL VIC 3131	\$1,480,000	31/12/2021

This Statement of Information was prepared on: 02/09/2022