

# 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

13 Beddoe Road, Vermont 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 \$780,000

&

\$855,000

### Median sale price

Median price \$1,232,000

Property Type House

Suburb Vermont

Period - From 01/10/2022

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 | 28 Beddoe Rd VERMONT 3133      | \$1,180,000 | 17/01/2023   |
| 2 | 68 Boronia Rd VERMONT 3133     | \$1,020,000 | 16/12/2022   |
| 3 | 8 Barbara St VERMONT 3133      | \$940,000   | 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:

15/03/2023 10:52

13 Beddoe Road, Vermont Vic 3133



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**Indicative Selling Price**

\$780,000 - \$855,000

**Median House Price**

December quarter 2022: \$1,232,000



3 1 2

**Property Type:** House

**Land Size:** 625 sqm approx

**Agent Comments**

## Comparable Properties



**28 Beddoe Rd VERMONT 3133 (REI/VG)**

**Agent Comments**

5 2 2

**Price:** \$1,180,000

**Method:** Sold Before Auction

**Date:** 17/01/2023

**Property Type:** House (Res)

**Land Size:** 793 sqm approx



**68 Boronia Rd VERMONT 3133 (REI)**

**Agent Comments**

3 1 2

**Price:** \$1,020,000

**Method:** Private Sale

**Date:** 16/12/2022

**Property Type:** House

**Land Size:** 625 sqm approx



**8 Barbara St VERMONT 3133 (REI)**

**Agent Comments**

3 1 1

**Price:** \$940,000

**Method:** Auction Sale

**Date:** 17/12/2022

**Property Type:** House (Res)

**Land Size:** 724 sqm approx

**Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044**



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