Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 66 Betula Avenue, Vermont Vic 3133

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$780,000		&		\$850,000			
Median sale pi	rice							
Median price	\$835,000	Pro	operty Type	Unit			Suburb	Vermont
Period - From	01/10/2021	to	30/09/2022		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	15 Marong Tce FOREST HILL 3131	\$850,000	19/08/2022
2	316 Springvale Rd FOREST HILL 3131	\$825,000	10/09/2022
3	24 Hampshire Rd FOREST HILL 3131	\$800,000	03/11/2022

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:

22/12/2022 17:47



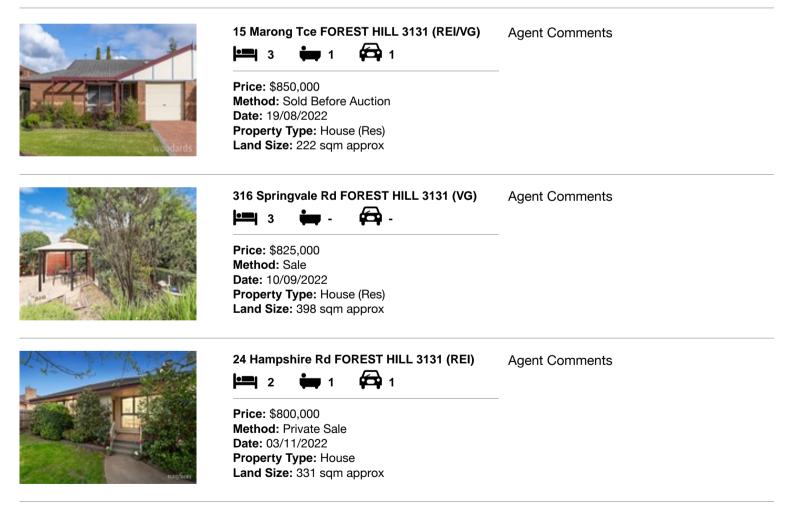






Property Type: Flat Agent Comments Indicative Selling Price \$780,000 - \$850,000 Median Unit Price Year ending September 2022: \$835,000

Comparable Properties



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Propertydata

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