

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

66 Betula Avenue, Vermont Vic 3133

Indicative selling price

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

Range between

\$780,000

&

\$850,000

Median sale price

Median price

\$835,000

Property Type

Unit

Suburb

Vermont

Period - From

01/10/2021

to

30/09/2022

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	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

**15 Marong Tce FOREST HILL 3131 (REI/VG)**

Agent Comments

**Price:** \$850,000**Method:** Sold Before Auction**Date:** 19/08/2022**Property Type:** House (Res)**Land Size:** 222 sqm approx**316 Springvale Rd FOREST HILL 3131 (VG)**

Agent Comments

**Price:** \$825,000**Method:** Sale**Date:** 10/09/2022**Property Type:** House (Res)**Land Size:** 398 sqm approx**24 Hampshire Rd FOREST HILL 3131 (REI)**

Agent Comments

**Price:** \$800,000**Method:** Private Sale**Date:** 03/11/2022**Property Type:** House**Land Size:** 331 sqm approx