

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

4 Settlers Court, Vermont South Vic 3133

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,354,000

Property Type House

Suburb Vermont South

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		
2		
3		

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:

02/02/2023 11:23



woodards 

4 Settlers Court, Vermont South

Additional information

- Land size 789 sqm approx.
- Stunningly renovated and incredibly versatile 5 bedroom, 3 bathroom residence.
- Sunken family room with brand new carpet and striking open fireplace.
- Flexible sitting room.
- Generous family room.
- Expansive dining area.
- Divine kitchen with enchanting stone benchtops and premium Bosch and Asko appliances.
- Master bedroom on the ground floor is equipped with mirrored walk-through robes and stylish ensuite.
- Renovated bathroom on the ground level.
- Upstairs spacious and light-filled living retreat.
- 3 upstairs bedrooms with built-in robes and a standout bathroom.
- Laundry
- Ducted heating.
- Reverse cycle cooling.
- Amazing surrounding garden and courtyard space for those who love to entertain.
- Spacious deck.
- 2 sheds.
- Double carport.
- Freshly painted on the inside.

Close proximity to

Schools

Camelot Rise Primary School – Zoned (0.68km)
Weeden Heights Primary School (0.81km)
Highvale Secondary College – zoned (1.12km)
Vermont Secondary College (2.02km)

Shops

Vermont South Shopping Centre (900m)
Brentford Square Shopping Centre (3.9km)
The Glen (3.6km)

Parks

Tyrol Park (500m)
Camelot Park (1.1km)
Licola Reserve (1.2km)

Transport

Glen Waverley train station (4.7km)
Bus 732 Box Hill - Upper Ferntree Gully
Bus 736 Mitcham – Blackburn
Bus 967 Glen Waverley Station - Croydon Station

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

\$700-\$750 per week (approx.)



Mark Johnstone
0417 377 916



Rachel Waters
0413 465 746

Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

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