

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

21 Beddoe Road Vermont VIC 3133

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$921,250

Property type

House

Suburb

Vermont

Period-from

01 Feb 2019

to

31 Jan 2020

Source

Corelogic

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 6 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

7 Delacombe Drive Vermont South VIC 3133	\$1,260,000	21-Dec-19
2 Kulnine Avenue Mitcham VIC 3132	\$1,200,000	09-Nov-19
3 Judy Court Vermont VIC 3133	\$1,140,000	31-Aug-19

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 6 months.~~

This Statement of Information was prepared on: 13 February 2020



7 Delacombe Drive Vermont South VIC 3133

Sold Price

\$1,260,000

Sold Date

21-Dec-19



3



2



2

Distance

1.41km



2 Kulnine Avenue Mitcham VIC 3132

Sold Price

\$1,200,000

Sold Date

09-Nov-19



4



2



3

Distance

1.19km



3 Judy Court Vermont VIC 3133

Sold Price

\$1,140,000

Sold Date

31-Aug-19



3



1



2

Distance

1.58km

RS = Recent sale

UN = Undisclosed Sale

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