

## 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

20 TIMBERTOP DRIVE VERMONT VIC 3133

### Indicative selling price

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

Single Price

or range  
between

\$1,300,000

&

\$1,400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,250,000

Property type

House

Suburb

Vermont

Period-from

01 Sep 2023

to

31 Aug 2024

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

1 BELTANA COURT VERMONT VIC 3133	\$1,349,000	27-Mar-24
4 MASARYK COURT VERMONT VIC 3133	\$1,390,000	15-Jun-24
64 NURLENDI ROAD VERMONT VIC 3133	\$1,435,000	30-Aug-24

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: 20 September 2024

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### 1 BELTANA COURT VERMONT VIC 3133

Sold Price

**\$1,349,000**

Sold Date

**27-Mar-24**

 4  2  2

Distance

**0.28km**



### 4 MASARYK COURT VERMONT VIC 3133

Sold Price

**\$1,390,000**

Sold Date

**15-Jun-24**

 4  2  2

Distance

**0.34km**



### 64 NURLENDI ROAD VERMONT VIC 3133

Sold Price

<sup>RS</sup> **\$1,435,000**

Sold Date

**30-Aug-24**

 4  2  2

Distance

**0.43km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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