

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

3 Beddoe Road, Vermont Vic 3133

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,005,000

Property Type House

Suburb Vermont

Period - From 01/07/2020

to 30/09/2020

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	8 Padua Ct VERMONT 3133	\$1,250,000	20/10/2020
2	19 Ian Cr MITCHAM 3132	\$1,155,000	29/06/2020
3	49 Nurlendi Rd VERMONT 3133	\$1,100,000	08/08/2020

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:

22/11/2020 17:59

3 Beddoe Road, Vermont Vic 3133



Matthew Scafidi

9908 5700

0433 795 006

matthewscafidi@jellisrcraig.com.au

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

September quarter 2020: \$1,005,000



3 2 2

Property Type: House (Res)

Land Size: 620 sqm approx

Agent Comments

Comparable Properties



8 Padua Ct VERMONT 3133 (REI)

Agent Comments

3 2 2

Price: \$1,250,000

Method: Private Sale

Date: 20/10/2020

Property Type: House

Land Size: 649 sqm approx



19 Ian Cr MITCHAM 3132 (REI/VG)

Agent Comments

4 2 1

Price: \$1,155,000

Method: Private Sale

Date: 29/06/2020

Property Type: House

Land Size: 555 sqm approx



49 Nurlendi Rd VERMONT 3133 (REI/VG)

Agent Comments

3 2 2

Price: \$1,100,000

Method: Private Sale

Date: 08/08/2020

Rooms: 6

Property Type: House

Land Size: 534 sqm approx

Account - Jellis Craig | P: 03 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.