

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 Tilson Drive, Vermont Vic 3133

Indicative selling price

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

Range between

\$680,000

&

\$740,000

Median sale price

Median price

\$810,000

Property Type

Unit

Suburb

Vermont

Period - From

12/01/2023

to

11/01/2024

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	19 Tilson Dr VERMONT 3133	\$760,000	23/06/2023
2	2/27 Boronia Rd VERMONT 3133	\$740,000	04/12/2023
3	7 Tilson Dr VERMONT 3133	\$715,500	02/09/2023

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:

12/01/2024 12:36



 2  1  1

Property Type: Unit
Land Size: 412 sqm approx
Agent Comments

Indicative Selling Price
 \$680,000 - \$740,000
Median Unit Price
 12/01/2023 - 11/01/2024: \$810,000

Comparable Properties



19 Tilson Dr VERMONT 3133 (REI)

Agent Comments

 3  2  1

Price: \$760,000
Method: Private Sale
Date: 23/06/2023
Property Type: Townhouse (Single)



2/27 Boronia Rd VERMONT 3133 (REI)

Agent Comments

 2  1  1

Price: \$740,000
Method: Private Sale
Date: 04/12/2023
Property Type: Unit



7 Tilson Dr VERMONT 3133 (REI)

Agent Comments

 3  1  1

Price: \$715,500
Method: Auction Sale
Date: 02/09/2023
Property Type: House (Res)
Land Size: 219 sqm approx