

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

3/2 Beaumont Street, Vermont Vic 3133

Indicative selling price

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

Range between \$590,000

&

\$649,000

Median sale price

Median price \$780,000

Property Type Unit

Suburb Vermont

Period - From 02/11/2019

to

01/11/2020

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	3/606 Mitcham Rd MITCHAM 3132	\$638,000	27/06/2020
2	4/8 Grigg Av VERMONT 3133	\$610,000	02/08/2020
3	3/482-484 Mitcham Rd MITCHAM 3132	\$591,000	22/10/2020

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:

02/11/2020 13:56



Property Type: Flat
Land Size: 186.023 sqm approx
Agent Comments

Indicative Selling Price
\$590,000 - \$649,000
Median Unit Price
02/11/2019 - 01/11/2020: \$780,000

Comparable Properties

3/606 Mitcham Rd MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$638,000
Method: Auction Sale
Date: 27/06/2020
Property Type: Unit
Land Size: 184 sqm approx

4/8 Grigg Av VERMONT 3133 (VG)

Agent Comments



Price: \$610,000
Method: Sale
Date: 02/08/2020
Property Type: Flat/Unit/Apartment (Res)



3/482-484 Mitcham Rd MITCHAM 3132 (REI)

Agent Comments



Price: \$591,000
Method: Sold Before Auction
Date: 22/10/2020
Rooms: 3
Property Type: Unit