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

13 Beacon Street, Vermont South Vic 3133

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,150,000		&		\$1,250,000				
Median sale price									
Median price	\$1,202,500	Pro	operty Type	Hou	se		Suburb	Vermont South	
Period - From	01/10/2019	to	30/09/2020		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	19 Walbrook Dr VERMONT SOUTH 3133	\$1,270,000	15/12/2020
2	3 Felgate Pde VERMONT SOUTH 3133	\$1,267,500	28/10/2020
3	35 Woodleigh Cr VERMONT SOUTH 3133	\$1,177,500	31/10/2020

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:

11/01/2021 10:49





Daniel Bullen 9908 5700

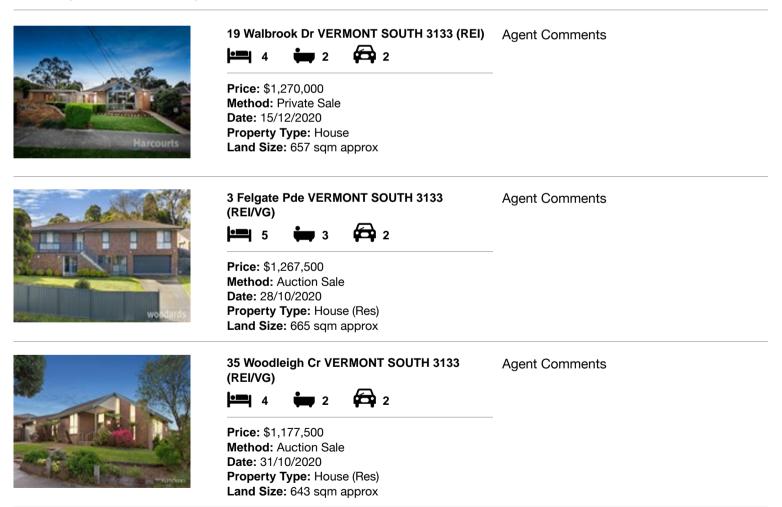




Property Type: House **Land Size:** 662 sqm approx Agent Comments 0412 809 725 danielbullen@jelliscraig.com.au Indicative Selling Price

\$1,150,000 - \$1,250,000 **Median House Price** Year ending September 2020: \$1,202,500

Comparable Properties



Account - Jellis Craig | P: (03) 9908 5700

