

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 between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$1,202,500

Property Type

House

Suburb

Vermont South

Period - From

01/10/2019

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	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

13 Beacon Street, Vermont South Vic 3133



Daniel Bullen

9908 5700

0412 809 725

danielbullen@jellisrcraig.com.au

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

Year ending September 2020: \$1,202,500



4 3 3

Property Type: House

Land Size: 662 sqm approx

Agent Comments

Comparable Properties



19 Walbrook Dr VERMONT SOUTH 3133 (REI)

Agent Comments

4 2 2

Price: \$1,270,000

Method: Private Sale

Date: 15/12/2020

Property Type: House

Land Size: 657 sqm approx



3 Felgate Pde VERMONT SOUTH 3133 (REI/VG)

Agent Comments

5 3 2

Price: \$1,267,500

Method: Auction Sale

Date: 28/10/2020

Property Type: House (Res)

Land Size: 665 sqm approx



35 Woodleigh Cr VERMONT SOUTH 3133 (REI/VG)

Agent Comments

4 2 2

Price: \$1,177,500

Method: Auction Sale

Date: 31/10/2020

Property Type: House (Res)

Land Size: 643 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.