

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

1/56 Betula Avenue, Vermont Vic 3133

Indicative selling price

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

Range between \$850,000 & \$880,000

Median sale price

Median price \$1,033,400 Property Type Unit Suburb Vermont

Period - From 01/01/2024 to 31/03/2024 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	1/34 Warnes Rd MITCHAM 3132	\$863,000	13/04/2024
2	1/19 Nurlendi Rd VERMONT 3133	\$890,000	16/12/2023
3	5 East India Av NUNAWADING 3131	\$852,000	20/04/2024

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:

23/05/2024 17:00



 3  1  1

Property Type: Strata Unit/Flat

Land Size: 334 sqm approx

Agent Comments

Indicative Selling Price

\$850,000 - \$880,000

Median Unit Price

March quarter 2024: \$1,033,400

Comparable Properties

1/34 Warnes Rd MITCHAM 3132 (REI)

Agent Comments

 3  1  1

Price: \$863,000

Method:

Date: 13/04/2024

Property Type: House



1/19 Nurlendi Rd VERMONT 3133 (REI/VG)

Agent Comments

 3  2  3

Price: \$890,000

Method: Auction Sale

Date: 16/12/2023

Property Type: Townhouse (Res)

Land Size: 383 sqm approx



5 East India Av NUNAWADING 3131 (REI)

Agent Comments

 2  1  1

Price: \$852,000

Method: Auction Sale

Date: 20/04/2024

Property Type: House (Res)

Land Size: 301 sqm approx

Account - Barry Plant | P: 03 9842 8888