

# 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 Beltana Court, Vermont Vic 3133

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000 & \$1,150,000

### Median sale price

Median price \$1,250,000 Property Type House Suburb Vermont

Period - From 01/01/2023 to 31/12/2023 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	20 Lexington St VERMONT 3133	\$1,155,000	07/10/2023
2	10 Scoble Ct VERMONT 3133	\$1,075,000	28/09/2023
3	42 Timbertop Dr VERMONT 3133	\$1,050,000	27/10/2023

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: 13/03/2024 16:31

1 Beltana Court, Vermont Vic 3133

**Jellis  
Craig**

Adrian Nyariri

9870 6211

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 4  2  2

**Property Type:** House

**Land Size:** 536 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,050,000 - \$1,150,000

**Median House Price**

Year ending December 2023: \$1,250,000

## Comparable Properties



**20 Lexington St VERMONT 3133 (REI/VG)**

Agent Comments

 4  2  1

**Price:** \$1,155,000

**Method:** Auction Sale

**Date:** 07/10/2023

**Property Type:** House (Res)

**Land Size:** 543 sqm approx



**10 Scoble Ct VERMONT 3133 (REI/VG)**

Agent Comments

 3  2  -

**Price:** \$1,075,000

**Method:** Private Sale

**Date:** 28/09/2023

**Property Type:** House

**Land Size:** 548 sqm approx



**42 Timbertop Dr VERMONT 3133 (REI/VG)**

Agent Comments

 4  2  1

**Price:** \$1,050,000

**Method:** Sold Before Auction

**Date:** 27/10/2023

**Property Type:** House (Res)

**Land Size:** 527 sqm approx

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