

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

15/7 Stevens Road, Vermont Vic 3133

Indicative selling price

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

Range between \$650,000 & \$715,000

Median sale price

Median price \$922,500 Property Type Unit Suburb Vermont

Period - From 01/10/2022 to 30/09/2023 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	11/8-12 Mcclares Rd VERMONT 3133	\$810,000	31/08/2023
2	4/88-90 Mount Pleasant Rd NUNAWADING 3131	\$730,000	17/11/2023
3	7/31 Mount Pleasant Rd NUNAWADING 3131	\$665,500	25/11/2023

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:

30/11/2023 16:03



woodards 

15/7 Stevens Road, Vermont

Additional information

Council Rates: \$1268pa (Refer S32)
Water Rates: \$180pq plus usage approx. (Refer S32)
Owners Corp Fees: \$1107pa (Refer S32)
Neighbourhood Residential Zone Schedule 3
Significant Landscape Overlay Schedule 9
Land size: 110sqm approx.
Fully renovated unit (2023)
Induction cooktop
Electric oven
Dishwasher
Ducted heating & refrigerated cooling
Two spacious bedrooms with fitted robes
Soft closing cabinetry
North facing frontage
Separate WC
Large, low maintenance courtyard
Electric hot water
Single garage

Rental Estimate

\$525 - \$550pw based on current market conditions

Chattels

All fixed floor coverings, fixed light fittings and window furnishings as inspected.



Julian Badenach
0414 609 665



Jessica Hellmann
0411 034 939

Close proximity to

Schools

Parkmore Primary- Parkmore Rd, Forest Hill (1.2km)
St Timothys Primary- Stevens Rd, Vermont (300m)
Vermont Secondary- Morack Rd, Vermont (2.5km)

Shops

Brentford Square- Canterbury Rd, Forest Hill (150m)
Forest Hill Chase- Canterbury Rd, Forest Hill (1.9km)
Eastland- Maroondah Hwy, Ringwood (6km)
Westfield Knox- Burwood Hwy, Wantirna South (7.9km)

Parks

Forest Hill Reserve- Fraser Pl, Forest Hill (1km)
Stephens Reserve- Canterbury Rd, Vermont (700m)

Transport

Nunawading Station (3km)
Bus 765 Mitcham to Box Hill via Brentford Square

Settlement

10% deposit, balance 30/60days or any other such terms that have been agreed to in writing by the vendor prior to auction