

# 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

21 Orion Street, 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 \$1,300,000

&

\$1,430,000

### 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	11 Kingsclere St VERMONT 3133	\$1,489,000	09/09/2023
2	7 Eugenia St NUNAWADING 3131	\$1,431,000	23/09/2023
3	15 Agra St MITCHAM 3132	\$1,390,000	22/09/2023

**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:

07/02/2024 15:35



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## 21 Orion Street, Vermont

### Additional information

Council Rates: \$1765.20pa (Refer S32)  
Water Rates: \$180pq plus usage approx. (Refer S32)  
Neighbourhood Residential Zone Schedule 3  
Significant Landscape Overlay Schedule 9  
Land size: 848sqm approx.  
Two titles  
Ducted heating  
Evaporative cooling  
Split system units  
Solar panels- 6.5kw  
Large kitchen with stone benchtop  
5 burner gas cooktop  
Dual electric wall oven  
Dishwasher  
4 bedrooms upstairs (main with ensuite)  
Downstairs bedroom with ensuite plus living room & kitchenette  
Undercover balcony  
Large north facing rear yard  
Double garage with remote

### Rental Estimate

\$750 pw 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

Vermont Primary- Nurlendi Rd, Vermont (1km)  
St Timothys Primary- Stevens Rd, Vermont (2.2km)  
St James Primary- Centre Rd, Vermont (2.3km)  
Vermont Secondary- Morack Rd, Vermont (2km)

#### Shops

Brentford Square- Canterbury Rd, Forest Hill (1.9km)  
Forest Hill Chase- Canterbury Rd, Forest Hill (3.4km)  
Eastland- Maroondah Hwy, Ringwood (5.7km)  
Westfield Knox- Burwood Hwy, Wantirna South (7.6km)

#### Parks

Buckanbe Park- Orion St, Vermont (50m)  
Simpsons Park- Cochrane St, Mitcham (1.7km)

#### Transport

Mitcham Station (1.9km)  
Bus 736 Blackburn to Vermont South via Glen Waverley  
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