

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

42 Timbertop Drive, Vermont Vic 3133

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,237,500 Property Type House Suburb Vermont

Period - From 01/04/2023 to 30/06/2023 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.

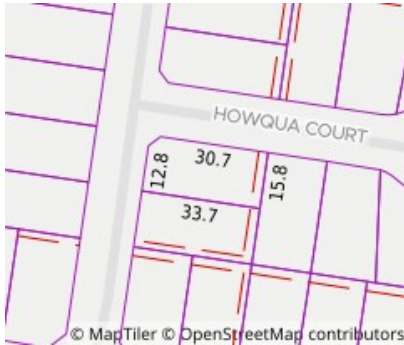
	Address of comparable property	Price	Date of sale
1	391 Canterbury Rd VERMONT 3133	\$1,228,000	20/09/2023
2	95 Husband Rd FOREST HILL 3131	\$1,221,000	19/08/2023
3	15 Everglade Av FOREST HILL 3131	\$975,000	28/07/2023

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:

04/10/2023 11:49



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Property Type: House
Land Size: 527 sqm approx
 Agent Comments

Indicative Selling Price
 \$950,000 - \$1,045,000
Median House Price
 June quarter 2023: \$1,237,500

Comparable Properties



391 Canterbury Rd VERMONT 3133 (REI)

Agent Comments

4 1 5

Price: \$1,228,000
Method: Private Sale
Date: 20/09/2023
Property Type: House
Land Size: 732 sqm approx



95 Husband Rd FOREST HILL 3131 (REI)

Agent Comments

4 1 1

Price: \$1,221,000
Method: Auction Sale
Date: 19/08/2023
Property Type: House (Res)
Land Size: 588 sqm approx



15 Everglade Av FOREST HILL 3131 (REI)

Agent Comments

4 2 -

Price: \$975,000
Method: Private Sale
Date: 28/07/2023
Property Type: House (Res)
Land Size: 593 sqm approx

Account - Barry Plant | P: 03 9842 8888