

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

33 Tilson Drive, Vermont Vic 3133

Indicative selling price

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

Range between \$630,000 & \$660,000

Median sale price

Median price \$857,500 Property Type Unit Suburb Vermont

Period - From 01/10/2021 to 31/12/2021 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	8/7 Stevens Rd VERMONT 3133	\$648,000	02/02/2022
2	39 Tilson Dr VERMONT 3133	\$662,000	08/12/2021
3	40 Tilson Dr VERMONT 3133	\$700,000	02/12/2021

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:

21/02/2022 17:49

33 Tilson Drive, Vermont Vic 3133



 2  1  1

Rooms: 4
Property Type: Villa
Agent Comments

Indicative Selling Price
\$630,000 - \$660,000
Median Unit Price
December quarter 2021: \$857,500

Comparable Properties



8/7 Stevens Rd VERMONT 3133 (REI)

Agent Comments

 2  1  2

Price: \$648,000
Method: Private Sale
Date: 02/02/2022
Property Type: Unit

39 Tilson Dr VERMONT 3133 (REI)

Agent Comments

 2  1  1

Price: \$662,000
Method: Private Sale
Date: 08/12/2021
Rooms: 3
Property Type: Unit
Land Size: 297 sqm approx



40 Tilson Dr VERMONT 3133 (REI)

Agent Comments

 2  1  1

Price: \$700,000
Method: Sold Before Auction
Date: 02/12/2021
Property Type: Unit
Land Size: 358 sqm approx

Account - Ray White Manningham | P: 8841 2000 | F: 03 8841 2099



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