

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

20 Tilson Drive, Vermont Vic 3133

Indicative selling price

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

Range between \$570,000 & \$620,000

Median sale price

Median price \$760,000 Property Type Unit Suburb Vermont

Period - From 05/11/2019 to 04/11/2020 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	5/104 Mount Pleasant Rd NUNAWADING 3131	\$600,000	05/08/2020
2	6/494-498 Mitcham Rd MITCHAM 3132	\$592,000	09/05/2020
3	1/782 Canterbury Rd VERMONT 3133	\$580,000	11/06/2020

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:

05/11/2020 12:35



2 1 1

Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$570,000 - \$620,000
Median Unit Price
05/11/2019 - 04/11/2020: \$760,000

Comparable Properties



5/104 Mount Pleasant Rd NUNAWADING 3131 **Agent Comments**
(REI)

2 1 1

Price: \$600,000
Method: Private Sale
Date: 05/08/2020
Rooms: 3
Property Type: Unit



6/494-498 Mitcham Rd MITCHAM 3132 **Agent Comments**
(REI/VG)

2 1 1

Price: \$592,000
Method: Auction Sale
Date: 09/05/2020
Rooms: 5
Property Type: Unit

1/782 Canterbury Rd VERMONT 3133 (VG) **Agent Comments**

2 - -

Price: \$580,000
Method: Sale
Date: 11/06/2020
Property Type: Flat/Unit/Apartment (Res)