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	49 Tilson Drive, Vermont Vic 3133

Indicative selling price

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

Range between $750,000 & $820,000

Median sale price

Median price $965,000 Property Type Unit Suburb Vermont

Period - From 16/10/2023 to 15/10/2024 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	1/9 Lucerne St VERMONT 3133	$890,000	09/10/2024
2	1/46 Lorikeet St NUNAWADING 3131	$830,000	11/09/2024
3	2/14 Weigela Ct FOREST HILL 3131	$798,000	10/08/2024

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: 16/10/2024 18:01

49 Tilson Drive, Vermont Vic 3133

Charles Shi
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3 1 2

Property Type: House

Agent Comments

Indicative Selling Price
$750,000 - $820,000
Median Unit Price
16/10/2023 - 15/10/2024: $965,000

Comparable Properties



1/9 Lucerne St VERMONT 3133 (REI)

3 1 1

Price: $890,000
Method: Private Sale
Date: 09/10/2024
Property Type: Unit
Land Size: 303 sqm approx

Agent Comments



1/46 Lorikeet St NUNAWADING 3131 (REI)

3 2 2

Price: $830,000
Method: Private Sale
Date: 11/09/2024
Property Type: Unit
Land Size: 251 sqm approx

Agent Comments



2/14 Weigela Ct FOREST HILL 3131 (REI)

2 1 1

Price: $798,000
Method: Auction Sale
Date: 10/08/2024
Property Type: Unit
Land Size: 247 sqm approx

Agent Comments

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