### 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

16 Bennett Avenue, Heathmont Vic 3135

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$900,000		&		\$950,000			
Median sale p	rice							
Median price	\$1,041,000	Pro	operty Type	Hou	se		Suburb	Heathmont
Period - From	01/10/2020	to	30/09/2021		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	29 Great Ryrie St RINGWOOD 3134	\$957,000	20/11/2021
2	9 Erica Cr HEATHMONT 3135	\$945,000	30/08/2021
3	9 Culverlands Rd HEATHMONT 3135	\$930,000	02/06/2021

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:

02/12/2021 12:07



# BarryPlant





Property Type: House Land Size: 919 sqm approx Agent Comments Circa 1945 home on large allotment Carl Payne 0397353300 0413589800 cpayne@barryplant.com.au

Indicative Selling Price \$900,000 - \$950,000 Median House Price Year ending September 2021: \$1,041,000

## **Comparable Properties**



29 Great Ryrie St RINGWOOD 3134 (REI)



Price: \$957,000 Method: Auction Sale Date: 20/11/2021 Property Type: House (Res) Land Size: 968 sqm approx

9 Erica Cr HEATHMONT 3135 (REI/VG)

Agent Comments

Agent Comments





Price: \$945,000 Method: Private Sale Date: 30/08/2021 Property Type: House Land Size: 727 sqm approx

9 Culverlands Rd HEATHMONT 3135 (VG)

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Agent Comments

Price: \$930,000 Method: Sale Date: 02/06/2021 Property Type: Land Land Size: 1107 sqm approx

#### Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



propertydata

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