

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 consumer.vic.gov.au/underquoting

Range between

\$900,000

&

\$950,000

Median sale price

Median price

\$1,041,000

Property Type

House

Suburb

Heathmont

Period - From

01/10/2020

to

30/09/2021

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	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

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 2  1  1

Property Type: House
Land Size: 919 sqm approx
Agent Comments
Circa 1945 home on large allotment

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)

Agent Comments

 4  2  4

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

 3  1  2

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

9 Culverlands Rd HEATHMONT 3135 (VG)

Agent Comments

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