

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 4/138 Heathmont Road, Heathmont Vic 3135

Indicative selling price

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

Range between \$540,000

&

\$594,000

Median sale price

Median price \$652,000

House

Unit

X

Suburb

Heathmont

Period - From 01/04/2018

to

31/03/2019

Source REIV

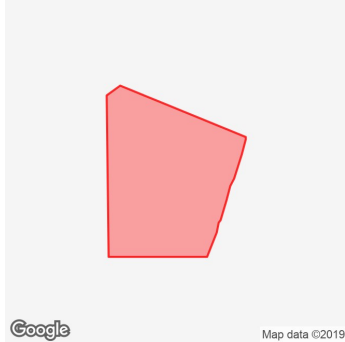
Comparable property sales (*Delete A or B below as applicable)

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	2/13 Louis St HEATHMONT 3135	\$597,000	23/03/2019
2	2/12-14 Poulton CI HEATHMONT 3135	\$589,500	25/05/2019
3	4/370 Canterbury Rd HEATHMONT 3135	\$586,000	30/03/2019

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.



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$540,000 - \$594,000

Median Unit Price

Year ending March 2019: \$652,000

Comparable Properties



2/13 Louis St HEATHMONT 3135 (REI/VG)

Agent Comments



Price: \$597,000

Method: Auction Sale

Date: 23/03/2019

Rooms: 4

Property Type: Unit

Land Size: 380 sqm approx



2/12-14 Poulton CI HEATHMONT 3135 (REI)

Agent Comments



Price: \$589,500

Method: Auction Sale

Date: 25/05/2019

Rooms: 5

Property Type: Unit

Land Size: 380 sqm approx



4/370 Canterbury Rd HEATHMONT 3135 (REI/VG)

Agent Comments



Price: \$586,000

Method: Private Sale

Date: 30/03/2019

Rooms: -

Property Type: Unit

Land Size: 283 sqm approx