

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 Lorient Street, Heathmont Vic 3135

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,061,000 Property Type House Suburb Heathmont

Period - From 01/04/2021 to 30/06/2021 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	25 Caldwell Rd VERMONT 3133	\$1,081,000	19/06/2021
2	3 Walmer St RINGWOOD 3134	\$1,030,000	24/08/2021
3	43 Great Ryrie St RINGWOOD 3134	\$990,000	10/07/2021

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:

12/09/2021 18:48



Property Type: House (Previously Occupied - Detached)
Land Size: 797 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
June quarter 2021: \$1,061,000

Comparable Properties



25 Caldwell Rd VERMONT 3133 (REI/VG)

Agent Comments



Price: \$1,081,000
Method: Auction Sale
Date: 19/06/2021
Property Type: House (Res)
Land Size: 609 sqm approx



3 Walmer St RINGWOOD 3134 (REI)

Agent Comments



Price: \$1,030,000
Method: Private Sale
Date: 24/08/2021
Property Type: House
Land Size: 707 sqm approx



43 Great Ryrie St RINGWOOD 3134 (REI)

Agent Comments



Price: \$990,000
Method: Auction Sale
Date: 10/07/2021
Property Type: House (Res)
Land Size: 639 sqm approx

Account - Philip Webb