

# 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

10 Treetop Court, Heathmont Vic 3135

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000

&

\$1,300,000

### Median sale price

Median price \$1,080,000

Property Type House

Suburb Heathmont

Period - From 01/04/2024

to 30/06/2024

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	2 York Ct HEATHMONT 3135	\$1,415,000	03/08/2024
2	18 Braewood Av RINGWOOD EAST 3135	\$1,250,000	04/07/2024
3	24 Vale St HEATHMONT 3135	\$1,185,000	29/02/2024

**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:

30/08/2024 11:11

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**Property Type:** House  
**Land Size:** 1023 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,200,000 - \$1,300,000  
**Median House Price**  
June quarter 2024: \$1,080,000

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.

## Comparable Properties



**2 York Ct HEATHMONT 3135 (REI)**

**Agent Comments**

 4    2    2

**Price:** \$1,415,000  
**Method:** Auction Sale  
**Date:** 03/08/2024  
**Property Type:** House (Res)  
**Land Size:** 873 sqm approx



**18 Braewood Av RINGWOOD EAST 3135 (REI/VG)**

**Agent Comments**

 4    2    2

**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 04/07/2024  
**Property Type:** House  
**Land Size:** 1023 sqm approx



**24 Vale St HEATHMONT 3135 (REI/VG)**

**Agent Comments**

 5    2    2

**Price:** \$1,185,000  
**Method:** Private Sale  
**Date:** 29/02/2024  
**Property Type:** House (Res)  
**Land Size:** 703 sqm approx

**Account - Barry Plant | P: 03 9842 8888**