

Statement of Information  
**Internet advertising for single residential property  
located within or outside the Melbourne metropolitan  
area**

Sections 47AF of the *Estate Agents Act 1980*

## PROPERTY OFFERED FOR SALE

### 3 PHILIP STREET, HEATHMONT VIC 3135

#### Indicative selling price

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

Price Range between **\$880,000** & **\$960,000**

#### Median sale price

House as applicable)

1 Median price **\$926,000** \*House ☒ Suburb or locality **Heathmont**  
Period - From **01/01/2018** **04/06/2018** Source **REIV**

#### Comparable property sales

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. 17 Erica Cr HEATHMONT 3135 VIC	\$876,000	21/04/2018
2. 81 Campbell St HEATHMONT 3135 VIC	\$910,000	03/03/ 2018
3. 89 Viviani Cr HEATHMONT 3135 VIC	\$960,000	03/04/2018