# Statement of Information

# Internet advertising for single residential property located within or outside the Melbourne metropolitan area

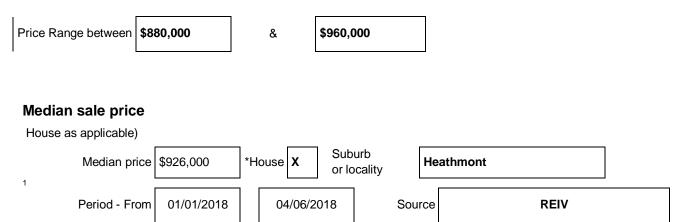
Sections 47AF of the Estate Agents Act 1980

## 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



### **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   |

