

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



75 HEATHMONT ROAD, HEATHMONT, VIC  3  1  3

Indicative Selling Price

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

Single Price: **\$850,000**

MEDIAN SALE PRICE



HEATHMONT, VIC, 3135

Suburb Median Sale Price (House)

\$900,000

01 October 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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.



37 ALEXANDRA RD, RINGWOOD EAST, VIC  3  1  -

Sale Price

****\$863,000**

Sale Date: 09/12/2017

Distance from Property: 1km



7 SALISBURY CRT, HEATHMONT, VIC 3135  3  2  1

Sale Price

****\$850,000**

Sale Date: 12/12/2017

Distance from Property: 944m



104 GREAT RYRIE ST, HEATHMONT, VIC 3135  3  1  1

Sale Price

***\$890,000**

Sale Date: 29/11/2017

Distance from Property: 1km



This report has been compiled on 21/03/2018 by First National Real Estate – Mike Brown. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

75 HEATHMONT ROAD, HEATHMONT, VIC 3135

Indicative selling price

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

Single Price:

\$850,000

Median sale price

Median price

\$900,000

House

X

Unit

Suburb

HEATHMONT

Period

01 October 2017 to 31 December 2017

Source



Comparable property sales

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
37 ALEXANDRA RD, RINGWOOD EAST, VIC 3135	**\$863,000	09/12/2017
7 SALISBURY CRT, HEATHMONT, VIC 3135	**\$850,000	12/12/2017
104 GREAT RYRIE ST, HEATHMONT, VIC 3135	*\$890,000	29/11/2017