

# 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

4 Lee 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 \$1,000,000

&

\$1,100,000

### Median sale price

Median price \$1,185,000

Property Type House

Suburb Heathmont

Period - From 01/10/2021

to 31/12/2021

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	7 Erica Cr HEATHMONT 3135	\$1,051,000	07/08/2021
2	3 Tudor Ct HEATHMONT 3135	\$1,093,000	23/08/2021
3	12 Frances St HEATHMONT 3135	\$1,100,000	30/09/2021

**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:

25/01/2022 10:40



 3  1  1

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 715 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median House Price**

December quarter 2021: \$1,185,000

## Comparable Properties



**7 Erica Cr HEATHMONT 3135 (REI/VG)**

Agent Comments

 3  1  2

**Price:** \$1,051,000

**Method:** Auction Sale

**Date:** 07/08/2021

**Property Type:** House (Res)

**Land Size:** 735 sqm approx



**3 Tudor Ct HEATHMONT 3135 (REI/VG)**

Agent Comments

 4  1  1

**Price:** \$1,093,000

**Method:** Sold Before Auction

**Date:** 23/08/2021

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 756 sqm approx



**12 Frances St HEATHMONT 3135 (VG)**

Agent Comments

 2  -  -

**Price:** \$1,100,000

**Method:** Sale

**Date:** 30/09/2021

**Property Type:** House (Res)

**Land Size:** 719 sqm approx

**Account - Philip Webb**