Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 4 Lee Court, Heathmont Vic 3135

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,000,000		&		\$1,100,000			
Median sale pi	rice							
Median price	\$1,185,000	Pro	operty Type	Hou	se		Suburb	Heathmont
Period - From	01/10/2021	to	31/12/2021		So	urce	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.

Ad	dress 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



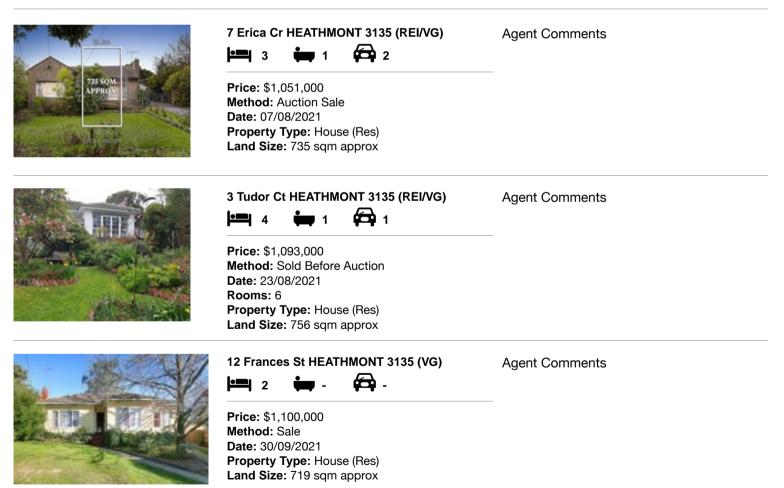






Rooms: 7 Property Type: House (Res) Land Size: 715 sqm approx Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price December quarter 2021: \$1,185,000

Comparable Properties



Account - Philip Webb



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