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

2/20 Lorienne Street, Heathmont Vic 3135

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au	/underquot	ting		
Range betweer	\$870,000		&		\$950,000			
Median sale pr	rice							
Median price	\$1,100,000	Pro	operty Type	Hou	se		Suburb	Heathmont
Period - From	13/01/2021	to	12/01/2022		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.

Ade	dress of comparable property	Price	Date of sale
1	23 Philip St HEATHMONT 3135	\$940,000	12/11/2021
2	9/315 Wantirna Rd WANTIRNA 3152	\$900,000	21/07/2021
3	5b David St RINGWOOD 3134	\$890,000	21/10/2021

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:

13/01/2022 09:35



2/20 Lorienne Street, Heathmont Vic 3135







Property Type: Land **Land Size:** 451 sqm approx Agent Comments 03 8870 2888 0448 170 152 dblundell@philipwebb.com.au

Indicative Selling Price \$870,000 - \$950,000 Median House Price 13/01/2021 - 12/01/2022: \$1,100,000

Comparable Properties



23 Philip St HEATHMONT 3135 (REI)



Price: \$940,000 Method: Sold Before Auction Date: 12/11/2021 Property Type: House (Res) Land Size: 229 sqm approx Agent Comments

Agent Comments

Agent Comments



Price: \$900,000 Method: Sold Before Auction Date: 21/07/2021 Property Type: House Land Size: 301 sqm approx

2

3



5b David St RINGWOOD 3134 (REI/VG)

9/315 Wantirna Rd WANTIRNA 3152 (REI/VG)

6 2



2 1

Price: \$890,000 Method: Private Sale Date: 21/10/2021 Property Type: House Land Size: 186 sqm approx

Account - Philip Webb



propertydata

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