

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 Lorient Street, Heathmont Vic 3135

Indicative selling price

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

Range between

\$870,000

&

\$950,000

Median sale price

Median price

\$1,100,000

Property Type

House

Suburb

Heathmont

Period - From

13/01/2021

to

12/01/2022

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.

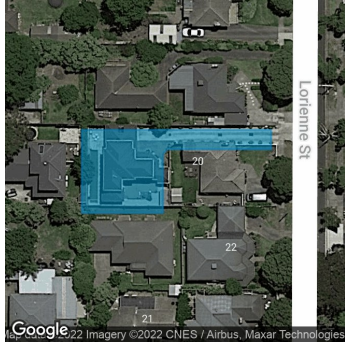
	Address of comparable property	Price	Date of sale
1	23 Philip St HEATHMONT 3135	\$940,000	12/11/2021
2	9/315 Wantirna Rd WANTIRNA 3152	\$900,000	21/07/2021
3	5b David St RINGWOOD 3134	\$890,000	21/10/2021

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



Property Type: Land

Land Size: 451 sqm approx

Agent Comments

Comparable Properties



23 Philip St HEATHMONT 3135 (REI)

Agent Comments



Price: \$940,000

Method: Sold Before Auction

Date: 12/11/2021

Property Type: House (Res)

Land Size: 229 sqm approx



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

Agent Comments



Price: \$900,000

Method: Sold Before Auction

Date: 21/07/2021

Property Type: House

Land Size: 301 sqm approx



5b David St RINGWOOD 3134 (REI/VG)

Agent Comments



Price: \$890,000

Method: Private Sale

Date: 21/10/2021

Property Type: House

Land Size: 186 sqm approx