

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

32 Stoda Street, Heathmont Vic 3135

Indicative selling price

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

Range between \$1,100,000

&

\$1,210,000

Median sale price

Median price \$1,120,000

Property Type House

Suburb Heathmont

Period - From 01/07/2021

to

30/09/2021

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	188 Bedford Rd HEATHMONT 3135	\$1,210,000	14/10/2021
2	19 Wantirna Rd RINGWOOD 3134	\$1,160,500	30/09/2021
3	5 Shasta Av RINGWOOD EAST 3135	\$1,100,000	27/10/2021

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:

09/12/2021 11:28



 4  2 

Rooms: 6
Property Type: House (Res)
Land Size: 696 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,210,000
Median House Price
 September quarter 2021: \$1,120,000

Comparable Properties



188 Bedford Rd HEATHMONT 3135 (REI)

Agent Comments

 4  3  -

Price: \$1,210,000
Method: Private Sale
Date: 14/10/2021
Property Type: House
Land Size: 695 sqm approx



19 Wantirna Rd RINGWOOD 3134 (REI/VG)

Agent Comments

 4  1  2

Price: \$1,160,500
Method: Auction Sale
Date: 30/09/2021
Property Type: House (Res)
Land Size: 565 sqm approx



5 Shasta Av RINGWOOD EAST 3135 (REI)

Agent Comments

 4  1  2

Price: \$1,100,000
Method: Sold Before Auction
Date: 27/10/2021
Property Type: House (Res)
Land Size: 688 sqm approx

Account - Philip Webb