

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

13 PORTSMOUTH STREET HEATHMONT VIC 3135

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,198,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,110,500

Property type

House

Suburb

Heathmont

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

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 6 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 DAISY STREET HEATHMONT VIC 3135	\$1,195,000	16-May-22
5 JOAN COURT HEATHMONT VIC 3135	\$1,180,000	16-Mar-22
18 WASHUSEN ROAD HEATHMONT VIC 3135	\$1,225,000	10-Feb-22

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 6 months.~~

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PhilipWebb

Aaron Chuah

M 0436652959

E achuah@philipwebb.com.au



1 DAISY STREET HEATHMONT VIC 3135

Sold Price

^{RS}

\$1,195,000

Sold Date

16-May-22

3

1

2

Distance

0.76km



5 JOAN COURT HEATHMONT VIC 3135

Sold Price

\$1,180,000

Sold Date

16-Mar-22

3

2

2

Distance

0.58km



18 WASHUSEN ROAD HEATHMONT VIC 3135

Sold Price

\$1,225,000

Sold Date

10-Feb-22

3

2

2

Distance

0.76km

RS = Recent sale

UN = Undisclosed Sale

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