

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

82 Bedford Road, Heathmont Vic 3135

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$1,110,500 Property Type House Suburb Heathmont

Period - From 11/07/2021 to 10/07/2022 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.

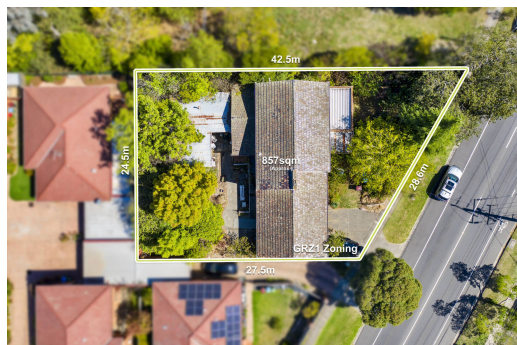
	Address of comparable property	Price	Date of sale
1	6 Treetop Ct HEATHMONT 3135	\$900,000	25/06/2022
2	9 Marwarra St RINGWOOD EAST 3135	\$885,000	18/06/2022
3	71 Campbell St HEATHMONT 3135	\$879,000	14/05/2022

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:

11/07/2022 14:03



 5  2  2

Rooms: 7
Property Type: House (Res)
Land Size: 857 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$900,000
Median House Price
11/07/2021 - 10/07/2022: \$1,110,500

Comparable Properties



6 Treetop Ct HEATHMONT 3135 (REI)

Agent Comments

 3  1  3

Price: \$900,000
Method: Auction Sale
Date: 25/06/2022
Rooms: 5
Property Type: House (Res)
Land Size: 699 sqm approx



9 Marwarra St RINGWOOD EAST 3135 (REI)

Agent Comments

 3  1  1

Price: \$885,000
Method: Auction Sale
Date: 18/06/2022
Rooms: 5
Property Type: House (Res)
Land Size: 762 sqm approx



71 Campbell St HEATHMONT 3135 (REI)

Agent Comments

 3  2  2

Price: \$879,000
Method: Auction Sale
Date: 14/05/2022
Property Type: House (Res)
Land Size: 693 sqm approx

Account - Philip Webb