

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 2/12 Poulton Close, Heathmont Vic 3135

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$652,000 House Unit X Suburb Heathmont

Period - From 01/04/2018 to 31/03/2019 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	2/13 Louis St HEATHMONT 3135	\$597,000	23/03/2019
2	4/210 Bayswater Rd BAYSWATER NORTH 3153	\$585,000	04/03/2019
3	2/5 Royal Av HEATHMONT 3135	\$550,000	20/02/2019

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.



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

Year ending March 2019: \$652,000

Comparable Properties



2/13 Louis St HEATHMONT 3135 (REI/VG)

Agent Comments



Price: \$597,000

Method: Auction Sale

Date: 23/03/2019

Rooms: 4

Property Type: Unit

Land Size: 380 sqm approx



4/210 Bayswater Rd BAYSWATER NORTH 3153 (VG) Agent Comments



Price: \$585,000

Method: Sale

Date: 04/03/2019

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



2/5 Royal Av HEATHMONT 3135 (VG)

Agent Comments



Price: \$550,000

Method: Sale

Date: 20/02/2019

Rooms: -

Property Type: House (Res)

Land Size: 208 sqm approx