

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

29 Edna 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

or range
between

\$795,000

&

\$849,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$855,750

Property type

House

Suburb

Heathmont

Period-from

01 Sep 2018

to

31 Aug 2019

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

17 Henry Street Ringwood VIC 3134	\$841,000	23-Mar-19
3 Markhill Place Heathmont VIC 3135	\$825,000	08-May-19
4 Gibson Court Ringwood VIC 3134	\$796,000	10-Jun-19

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.~~

This Statement of Information was prepared on: 16 September 2019

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17 Henry Street Ringwood VIC 3134 Sold Price **\$841,000** Sold Date **23-Mar-19**

4 2 2

Distance **0.83km**



3 Markhill Place Heathmont VIC 3135 Sold Price **\$825,000** Sold Date **08-May-19**

3 2 2

Distance **0.99km**



4 Gibson Court Ringwood VIC 3134 Sold Price **\$796,000** Sold Date **10-Jun-19**

4 2 2

Distance **1.19km**

RS = Recent sale **UN** = Undisclosed Sale

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