

## 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

17 TAGELL ROAD HEATHMONT VIC 3135

### Indicative selling price

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

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,069,500

Property type

House

Suburb

Heathmont

Period-from

01 Apr 2022

to

31 Mar 2023

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

|                                        |             |           |
|----------------------------------------|-------------|-----------|
| 4 KARISTA AVENUE HEATHMONT VIC 3135    | \$1,055,000 | 12-Jan-23 |
| 47 VIVIANI CRESCENT HEATHMONT VIC 3135 | \$1,140,000 | 03-Dec-22 |
| 8 SWAIN COURT HEATHMONT VIC 3135       | \$1,050,000 | 13-Dec-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.

This Statement of Information was prepared on: 06 April 2023



## 4 KARISTA AVENUE HEATHMONT VIC 3135

4 2 2

Sold Price

**\$1,055,000**

Sold Date

**12-Jan-23**

Distance

**1.47km**



## 47 VIVIANI CRESCENT HEATHMONT VIC 3135

4 2 2

Sold Price

**\$1,140,000**

Sold Date

**03-Dec-22**

Distance

**1.15km**



## 8 SWAIN COURT HEATHMONT VIC 3135

3 3 2

Sold Price

**\$1,050,000**

Sold Date

**13-Dec-22**

Distance

**1.08km**

RS = Recent sale

UN = Undisclosed Sale

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