

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 Craig Court, Heathmont Vic 3135

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$981,250

Property Type House

Suburb Heathmont

Period - From 01/04/2020

to 30/06/2020

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	8 Gordon Ct RINGWOOD 3134	\$910,000	24/04/2020
2	57 Armstrong Rd HEATHMONT 3135	\$950,000	05/08/2020
3	37 Allens Rd HEATHMONT 3135	\$1,000,000	28/05/2020

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:

29/09/2020 16:43



 4  2  2

Property Type: House (Res)

Land Size: 889 sqm approx

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

June quarter 2020: \$981,250

Comparable Properties



8 Gordon Ct RINGWOOD 3134 (REI/VG)

Agent Comments

 4  1  2

Price: \$910,000

Method: Private Sale

Date: 24/04/2020

Rooms: 5

Property Type: House (Res)

Land Size: 892 sqm approx



57 Armstrong Rd HEATHMONT 3135 (REI)

Agent Comments

 4  2  2

Price: \$950,000

Method: Private Sale

Date: 05/08/2020

Property Type: House (Res)

Land Size: 702 sqm approx



37 Allens Rd HEATHMONT 3135 (REI/VG)

Agent Comments

 4  2  3

Price: \$1,000,000

Method: Sold Before Auction

Date: 28/05/2020

Rooms: 6

Property Type: House (Res)

Land Size: 764 sqm approx