

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

2/3 Viviani Crescent 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Heathmont

Period-from

01 Nov 2019

to

31 Oct 2020

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

1/28 Stoda Street Heathmont VIC 3135	\$700,000	02-Nov-20
5/17-23 Marlborough Road Heathmont VIC 3135	\$725,000	30-Oct-20
7/3 Gordon Court Ringwood VIC 3134	\$670,000	30-Apr-20

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: 26 November 2020



1/28 Stoda Street Heathmont VIC 3135

 3  1  1

Sold Price

^{RS} **\$700,000** Sold Date **02-Nov-20**

Distance **0.48km**



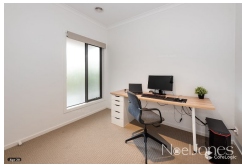
5/17-23 Marlborough Road Heathmont VIC 3135

 3  2  2

Sold Price

^{RS} **\$725,000** Sold Date **30-Oct-20**

Distance **1.26km**



7/3 Gordon Court Ringwood VIC 3134

 3  2  1

Sold Price

\$670,000 Sold Date **30-Apr-20**

Distance **1.67km**

RS = Recent sale

UN = Undisclosed Sale

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