

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 10 Balfour Avenue Heathmont VIC 3135

Indicative selling price

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

Single price \$ or range between \$880,000 & \$950,000

Median sale price

Median price \$982,500 Property type House Suburb Heathmont

Period - From 01/11/2020 to 31/10/2021 Source REIV

Comparable property sales

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 81 Great Ryrie Street Heathmont VIC 3135	\$960,000	01/10/2021
2 9 Erica Crescent Heathmont VIC 3135	\$945,000	30/08/2021
3 1/16 Valerie Court Heathmont VIC 3135	\$925,000	28/06/2021

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: 18/11/2021