

## 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

6 Vale Street Heathmont VIC 3135

### Indicative selling price

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

Single Price

or range  
between

\$800,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$927,600

Property type

House

Suburb

Heathmont

Period-from

01 Jan 2020

to

31 Dec 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

15 Philip Street Heathmont VIC 3135	\$922,000	10-Nov-20
7 Lee Court Heathmont VIC 3135	\$735,000	17-Oct-20
5/17-23 Marlborough Road Heathmont VIC 3135	\$725,000	30-Oct-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: 20 January 2021



15 Philip Street Heathmont VIC 3135 Sold Price

**\$922,000**

Sold Date **10-Nov-20**

 4  2  1

Distance **0.19km**



7 Lee Court Heathmont VIC 3135

Sold Price

**\$735,000**

Sold Date **17-Oct-20**

 3  1  1

Distance **0.27km**



5/17-23 Marlborough Road  
Heathmont VIC 3135

Sold Price

<sup>RS</sup> **\$725,000**

Sold Date **30-Oct-20**

 3  2  2

Distance **0.64km**



68 Maidstone Street Ringwood VIC 3134 Sold Price

**\$840,000**

Sold Date **31-Jul-20**

 3  1  1

Distance **0.64km**

RS = Recent sale

UN = Undisclosed Sale

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