

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 16 Washusen Road, Heathmont, VIC 3135

Indicative selling price

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

Price Range

\$970,000

&

\$1,050,000

Median sale price

Median price

\$1,035,000

Property Type

House

Suburb

Heathmont (3135)

Period - From

01/07/2024

to

30/09/2024

Source

REIV

Comparable property sales

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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
111 GREAT RYRIE STREET, HEATHMONT VIC 3135	\$1,010,000	20/11/2024
32 STODA STREET, HEATHMONT VIC 3135	\$1,035,000	13/11/2024
10 BALFOUR AVENUE, HEATHMONT VIC 3135	\$1,100,000	02/11/2024

This Statement of Information was prepared on: 27/11/2024