### 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	12 Washusen Road, Heathmont Vic 3135
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,050,000	&	\$1,150,000
---------------------------	---	-------------

#### Median sale price

Median price	\$1,045,000	Pro	perty Type	House		Suburb	Heathmont
Period - From	01/01/2021	to	31/03/2021		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	4 Eton Ct HEATHMONT 3135	\$1,146,000	22/05/2021

2	37 Royal Av HEATHMONT 3135	\$1,120,000	01/05/2021
3	17 Waterloo St HEATHMONT 3135	\$1,240,000	24/04/2021

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:	01/06/2021 11:21





Samantha Pascoe 03 9908 5700 0432 455 693 samanthapascoe@jelliscraig.com.au

> **Indicative Selling Price** \$1,050,000 - \$1,150,000 **Median House Price** March quarter 2021: \$1,045,000



Property Type: House Land Size: 654 sqm approx **Agent Comments** 

## Comparable Properties



4 Eton Ct HEATHMONT 3135 (REI)

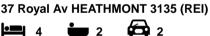




Price: \$1,146,000 Method: Auction Sale

Date: 22/05/2021 Property Type: House (Res) Land Size: 603 sqm approx





Price: \$1,120,000 Method: Auction Sale Date: 01/05/2021

Property Type: House (Res) Land Size: 707 sqm approx

Agent Comments

**Agent Comments** 



17 Waterloo St HEATHMONT 3135 (REI)





Price: \$1,240,000 Method: Auction Sale Date: 24/04/2021

Property Type: House (Res) Land Size: 654 sqm approx Agent Comments

Account - Jellis Craig | P: (03) 9908 5700



