

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

14 Park Close, Heathmont Vic 3135

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$786,000

Property Type

Unit

Suburb

Heathmont

Period - From

01/10/2021

to

31/12/2021

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	6 Teak Av RINGWOOD EAST 3135	\$766,500	16/10/2021
2	3/77 Canterbury Rd HEATHMONT 3135	\$723,000	08/11/2021
3	2/14 Baker Rd BAYSWATER NORTH 3153	\$701,600	21/09/2021

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:

31/01/2022 15:58



Property Type:
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median Unit Price
December quarter 2021: \$786,000

Comparable Properties



6 Teak Av RINGWOOD EAST 3135 (REI)

Agent Comments



Price: \$766,500
Method: Private Sale
Date: 16/10/2021
Property Type: House
Land Size: 395 sqm approx



3/77 Canterbury Rd HEATHMONT 3135 (REI/VG)

Agent Comments



Price: \$723,000
Method: Private Sale
Date: 08/11/2021
Property Type: Townhouse (Single)
Land Size: 176 sqm approx



2/14 Baker Rd BAYSWATER NORTH 3153 (VG) Agent Comments



Price: \$701,600
Method: Sale
Date: 21/09/2021
Property Type: Strata Unit/Flat