Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

113a Heathmont Road, Heathmont Vic 3135

Indicative selling price

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

Range between \$710,000 & \$780,000	Range between	\$710,000	&	\$780,000
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Median sale price

Median price	\$817,500	Pro	perty Type	House		Suburb	Heathmont
Period - From	01/04/2019	to	30/06/2019		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

Add	dress of comparable property	Price	Date of sale
1	49a Gracedale Av RINGWOOD EAST 3135	\$765,000	14/09/2019
2	2/14 Alexandra Rd RINGWOOD EAST 3135	\$750,000	07/08/2019
3	91a Heathmont Rd HEATHMONT 3135	\$712,500	01/08/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	10/10/2019 09:51













Property Type: House (Previously Occupied - Detached)

Land Size: 493 sqm approx

Agent Comments

Indicative Selling Price \$710,000 - \$780,000 **Median House Price** June quarter 2019: \$817,500

Comparable Properties



49a Gracedale Av RINGWOOD EAST 3135

(REI)

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Price: \$765,000 Method: Auction Sale Date: 14/09/2019

Rooms: 5

Property Type: House (Res) Land Size: 386 sqm approx

Agent Comments



2/14 Alexandra Rd RINGWOOD EAST 3135

(REI)

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Agent Comments

Price: \$750,000 Method: Private Sale Date: 07/08/2019

Rooms: 5

Property Type: House Land Size: 486 sqm approx

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91a Heathmont Rd HEATHMONT 3135 (REI/VG) Agent Comments



Price: \$712,500 Method: Private Sale Date: 01/08/2019

Rooms: 5

Property Type: House Land Size: 430 sqm approx

Account - Philip Webb





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.