

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

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

Median sale price

Median price \$817,500 Property 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	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 comparable properties 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)

Agent Comments



Price: \$765,000
Method: Auction Sale
Date: 14/09/2019
Rooms: 5
Property Type: House (Res)
Land Size: 386 sqm approx



2/14 Alexandra Rd RINGWOOD EAST 3135 (REI)

Agent Comments



Price: \$750,000
Method: Private Sale
Date: 07/08/2019
Rooms: 5
Property Type: House
Land Size: 486 sqm approx



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