

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

15 Parkhaven Drive, Heathmont Vic 3135

Indicative selling price

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

Range between \$895,000 & \$950,000

Median sale price

Median price \$1,080,000 Property Type House Suburb Heathmont

Period - From 01/04/2024 to 30/06/2024 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	5 Possum La HEATHMONT 3135	\$990,000	30/07/2024
2	60 Viviani Cr HEATHMONT 3135	\$826,000	29/06/2024
3	66 Rachelle Dr WANTIRNA 3152	\$880,000	30/04/2024

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:

06/08/2024 17:11



 3  2  2

Property Type: House
Land Size: 651 sqm approx
Agent Comments

Indicative Selling Price
\$895,000 - \$950,000
Median House Price
June quarter 2024: \$1,080,000

Comparable Properties



5 Possum La HEATHMONT 3135 (REI)

Agent Comments

 3  1  2

Price: \$990,000
Method: Private Sale
Date: 30/07/2024
Property Type: House
Land Size: 737 sqm approx



60 Viviani Cr HEATHMONT 3135 (REI)

Agent Comments

 3  1  2

Price: \$826,000
Method: Auction Sale
Date: 29/06/2024
Property Type: House (Res)
Land Size: 409 sqm approx



66 Rachelle Dr WANTIRNA 3152 (REI)

Agent Comments

 3  1  2

Price: \$880,000
Method: Private Sale
Date: 30/04/2024
Property Type: House
Land Size: 734 sqm approx

Account - Barry Plant | P: 03 9842 8888