

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

6 Myrtle Avenue Heathmont VIC 3135

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,024,000

Property type

House

Suburb

Heathmont

Period-from

01 Jan 2021

to

31 Dec 2021

Source

Corelogic

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 6 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

13 Walhalla Drive Ringwood East VIC 3135	\$1,371,000	08-Dec-21
23G Holland Road Ringwood East VIC 3135	\$1,335,000	01-Oct-21
170 Bedford Road Heathmont VIC 3135	\$1,365,000	04-Dec-21

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 6 months.

This Statement of Information was prepared on: 17 January 2022

Authority Sighted 17 Jan 2022 at 3:45pm



**13 Walhalla Drive Ringwood East
VIC 3135**

Sold Price ^{RS} **\$1,371,000** Sold Date **08-Dec-21**

 4  2  2

Distance **1.37km**



**23G Holland Road Ringwood East
VIC 3135**

Sold Price ^{RS} **\$1,335,000** ^{UN} Sold Date **01-Oct-21**

 4  2  2

Distance **1.85km**



**170 Bedford Road Heathmont VIC
3135**

Sold Price ^{RS} **\$1,365,000** Sold Date **04-Dec-21**

 4  2  2

Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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