

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

9 Philip Street, Heathmont Vic 3135

Indicative selling price

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

Range between \$970,000

&

\$1,040,000

Median sale price

Median price \$992,500

Property Type House

Suburb Heathmont

Period - From 30/06/2020

to

29/06/2021

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 Mckay Ct RINGWOOD 3134	\$955,000	26/06/2021
2	36 Daisy St HEATHMONT 3135	\$1,041,000	17/04/2021
3	13 Kenbry Rd HEATHMONT 3135	\$1,000,000	16/04/2021

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:

30/06/2021 16:01



Property Type:
Agent Comments

Indicative Selling Price
\$970,000 - \$1,040,000
Median House Price
30/06/2020 - 29/06/2021: \$992,500

Comparable Properties



6 McKay Ct RINGWOOD 3134 (REI)

Agent Comments



Price: \$955,000
Method: Auction Sale
Date: 26/06/2021
Property Type: House (Res)
Land Size: 778 sqm approx



36 Daisy St HEATHMONT 3135 (REI)

Agent Comments



Price: \$1,041,000
Method: Auction Sale
Date: 17/04/2021
Property Type: House (Res)
Land Size: 750 sqm approx



13 Kenbry Rd HEATHMONT 3135 (REI)

Agent Comments



Price: \$1,000,000
Method: Sold Before Auction
Date: 16/04/2021
Property Type: House
Land Size: 714 sqm approx