

# 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 90 Heathmont Road, Heathmont Vic 3135

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000 & \$850,000

### Median sale price

Median price \$1,055,000 Property Type House Suburb Heathmont

Period - From 12/08/2023 to 11/08/2024 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	34 Daisy St HEATHMONT 3135	\$845,000	30/06/2024
2	12 Peck St BAYSWATER 3153	\$800,000	04/05/2024
3	9 Rotherwood Av RINGWOOD EAST 3135	\$810,000	20/04/2024

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: 12/08/2024 12:32



 3    2    1

**Property Type:**  
**Land Size:** 529sqm sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$800,000 - \$850,000  
**Median House Price**  
 12/08/2023 - 11/08/2024: \$1,055,000

## Comparable Properties



**34 Daisy St HEATHMONT 3135 (REI)**

Agent Comments

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**Price:** \$845,000  
**Method:** Private Sale  
**Date:** 30/06/2024  
**Property Type:** House (Res)  
**Land Size:** 753 sqm approx



**12 Peck St BAYSWATER 3153 (REI/VG)**

Agent Comments

 3    1    2

**Price:** \$800,000  
**Method:** Auction Sale  
**Date:** 04/05/2024  
**Property Type:** House (Res)  
**Land Size:** 720 sqm approx



**9 Rotherwood Av RINGWOOD EAST 3135 (REI/VG)**

Agent Comments

 3    1    2

**Price:** \$810,000  
**Method:** Auction Sale  
**Date:** 20/04/2024  
**Property Type:** House (Res)  
**Land Size:** 533 sqm approx

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