Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 90 Heathmont Road, Heathmont Vic 3135

Indicative selling price

For the meaning	of this price see	consu	umer.vic.go	v.au	/underquot	ting		
Range betweer	\$800,000		&		\$850,000			
Median sale pr	ice							
Median price	\$1,055,000	Prop	perty Type	Hou	se		Suburb	Heathmont
Period - From	12/08/2023	to 1	11/08/2024		So	urce	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.

Ade	dress 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



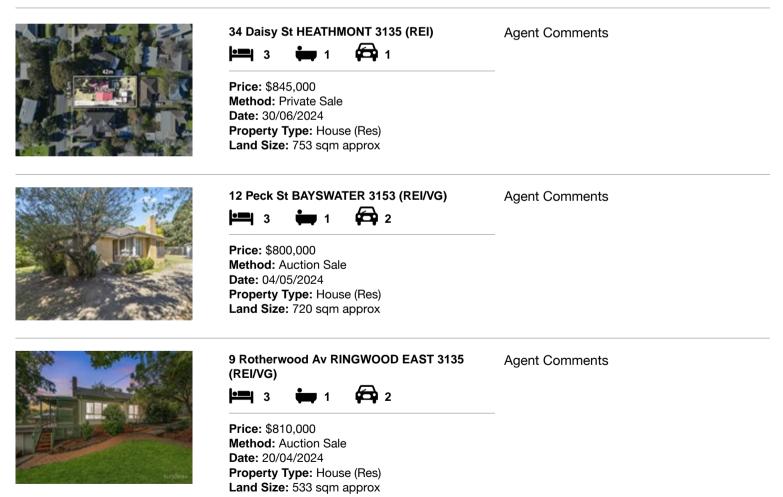






Property Type: Land Size: 529sqm sqm approx Agent Comments Indicative Selling Price \$800,000 - \$850,000 Median House Price 12/08/2023 - 11/08/2024: \$1,055,000

Comparable Properties



Account - Barry Plant | P: 03 9842 8888



property data

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