

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

13 Possum Lane, Heathmont Vic 3135

Indicative selling price

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

Range between \$880,000 & \$960,000

Median sale price

Median price \$1,050,000 Property Type House Suburb Heathmont

Period - From 02/05/2022 to 01/05/2023 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	39 Tagell Rd HEATHMONT 3135	\$975,000	18/01/2023
2	15 Glen Barry Rd WANTIRNA 3152	\$960,000	18/03/2023
3	3 Cumming St HEATHMONT 3135	\$920,000	12/04/2023

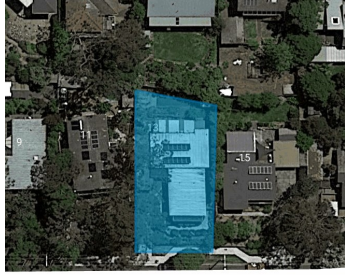
OR

~~**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:

02/05/2023 10:32

Ellie Gong
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3 2 2

Property Type: House (Res)

Land Size: 660 sqm approx

Agent Comments

Indicative Selling Price

\$880,000 - \$960,000

Median House Price

02/05/2022 - 01/05/2023: \$1,050,000

Comparable Properties



39 Tagell Rd HEATHMONT 3135 (VG)

Agent Comments

3 - -

Price: \$975,000

Method: Sale

Date: 18/01/2023

Property Type: House (Res)

Land Size: 782 sqm approx



15 Glen Barry Rd WANTIRNA 3152 (REI)

Agent Comments

4 2 1

Price: \$960,000

Method: Auction Sale

Date: 18/03/2023

Property Type: House (Res)

Land Size: 702 sqm approx



3 Cumming St HEATHMONT 3135 (REI)

Agent Comments

3 1 1

Price: \$920,000

Method: Private Sale

Date: 12/04/2023

Property Type: House (Res)

Land Size: 650 sqm approx