

# 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

3 Tudor Court, 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 \$930,000

&

\$980,000

### Median sale price

Median price \$985,000

Property Type House

Suburb Heathmont

Period - From 01/07/2020

to

30/06/2021

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	31 Illoura Av RINGWOOD EAST 3135	\$960,000	05/05/2021
2	8 Dirkala Av HEATHMONT 3135	\$952,500	15/04/2021
3	5 Washusen Rd HEATHMONT 3135	\$951,500	05/05/2021

**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:

05/08/2021 12:18



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 756 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$930,000 - \$980,000  
**Median House Price**  
Year ending June 2021: \$985,000

## Comparable Properties



**31 Illoura Av RINGWOOD EAST 3135 (REI/VG)** **Agent Comments**



**Price:** \$960,000  
**Method:** Private Sale  
**Date:** 05/05/2021  
**Property Type:** House (Res)  
**Land Size:** 936 sqm approx



**8 Dirkala Av HEATHMONT 3135 (REI/VG)** **Agent Comments**



**Price:** \$952,500  
**Method:** Sold Before Auction  
**Date:** 15/04/2021  
**Property Type:** House (Res)  
**Land Size:** 653 sqm approx



**5 Washusen Rd HEATHMONT 3135 (REI)** **Agent Comments**



**Price:** \$951,500  
**Method:** Sold Before Auction  
**Date:** 05/05/2021  
**Property Type:** House (Res)  
**Land Size:** 653 sqm approx

**Account - Philip Webb**