### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$930,000	&	\$980,000

#### Median sale price

Median price	\$985,000	Pro	perty 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

Add	dress 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

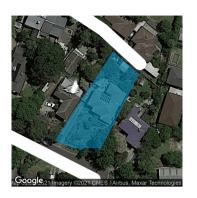
#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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)







Price: \$952,500

Method: Sold Before Auction

Date: 15/04/2021

Property Type: House (Res) Land Size: 653 sqm approx

Agent Comments



5 Washusen Rd HEATHMONT 3135 (REI)







Price: \$951.500

Method: Sold Before Auction

Date: 05/05/2021

Property Type: House (Res) Land Size: 653 sqm approx

Agent Comments

Account - Philip Webb



