

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

8 Swain Court, Heathmont Vic 3135

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,105,000

Property Type House

Suburb Heathmont

Period - From 01/10/2021

to 30/09/2022

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	8 Dawsons Glen HEATHMONT 3135	\$1,255,000	03/12/2022
2	2 Aumann St HEATHMONT 3135	\$1,060,000	21/09/2022
3	23 Raymond Ct RINGWOOD EAST 3135	\$1,125,000	26/11/2022

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:

05/12/2022 13:35



 4  3  2

Property Type: House
Land Size: 874 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
Year ending September 2022: \$1,105,000

Comparable Properties



8 Dawsons Glen HEATHMONT 3135 (REI)

Agent Comments

 4  2  2

Price: \$1,255,000
Method: Auction Sale
Date: 03/12/2022
Property Type: House (Res)
Land Size: 750 sqm approx



2 Aumann St HEATHMONT 3135 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,060,000
Method: Private Sale
Date: 21/09/2022
Property Type: House
Land Size: 878 sqm approx



23 Raymond Ct RINGWOOD EAST 3135 (REI)

Agent Comments

 4  2  3

Price: \$1,125,000
Method: Auction Sale
Date: 26/11/2022
Property Type: House (Res)
Land Size: 855 sqm approx