

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 4 Culverlands Road, Heathmont Vic 3135

Indicative selling price

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

Range between \$945,000 & \$1,025,000

Median sale price

Median price \$1,030,000 Property Type House Suburb Heathmont

Period - From 01/01/2024 to 31/12/2024 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	32 Danielle Cr HEATHMONT 3135	\$1,000,000	02/12/2024
2	111 Great Ryrie St HEATHMONT 3135	\$1,010,000	20/11/2024
3	17 Fairbank Av HEATHMONT 3135	\$978,000	26/10/2024

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: 03/03/2025 11:00

4 Culverlands Road, Heathmont Vic 3135



 4  2  2

Property Type: House
Land Size: 987 sqm approx
Agent Comments

Indicative Selling Price
\$945,000 - \$1,025,000
Median House Price
Year ending December 2024: \$1,030,000

Comparable Properties



32 Danielle Cr HEATHMONT 3135 (REI)

Agent Comments

 4  2  2

Price: \$1,000,000
Method: Private Sale
Date: 02/12/2024
Property Type: House
Land Size: 767 sqm approx



111 Great Ryrie St HEATHMONT 3135 (REI/VG)

Agent Comments

 4  1  2

Price: \$1,010,000
Method: Sold Before Auction
Date: 20/11/2024
Property Type: House (Res)
Land Size: 669 sqm approx



17 Fairbank Av HEATHMONT 3135 (REI/VG)

Agent Comments

 4  2  1

Price: \$978,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 708 sqm approx

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



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