

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

8/34-36 Marlborough Road, Heathmont Vic 3135

Indicative selling price

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

Range between \$680,000

&

\$748,000

Median sale price

Median price \$695,000

Property Type Unit

Suburb Heathmont

Period - From 01/10/2020

to 31/12/2020

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.

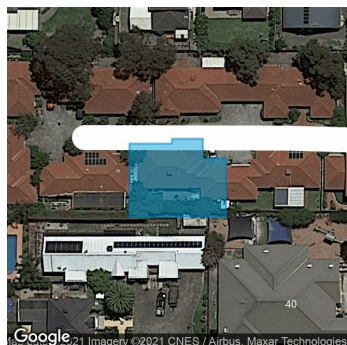
	Address of comparable property	Price	Date of sale
1	12/17-23 Marlborough Rd HEATHMONT 3135	\$750,000	20/11/2020
2	5/17-23 Marlborough Rd HEATHMONT 3135	\$725,000	21/10/2020
3	2/34-36 Marlborough Rd HEATHMONT 3135	\$690,000	12/10/2020

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:

19/01/2021 11:27



 3  2  2

Property Type: Unit
Agent Comments

Indicative Selling Price
\$680,000 - \$748,000
Median Unit Price
December quarter 2020: \$695,000

Comparable Properties



12/17-23 Marlborough Rd HEATHMONT 3135 (REI)

Agent Comments

 3  2  2

Price: \$750,000
Method: Private Sale
Date: 20/11/2020
Property Type: Unit
Land Size: 325 sqm approx



5/17-23 Marlborough Rd HEATHMONT 3135 (REI)

Agent Comments

 3  2  2

Price: \$725,000
Method: Private Sale
Date: 21/10/2020
Property Type: Unit
Land Size: 411 sqm approx



2/34-36 Marlborough Rd HEATHMONT 3135 (REI/VG)

Agent Comments

 3  2  2

Price: \$690,000
Method: Private Sale
Date: 12/10/2020
Rooms: 6
Property Type: Unit