Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/104 Great Ryrie Street, Heathmont Vic 3135

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$780,000		&		\$830,000			
Median sale pi	rice							
Median price	\$795,250	Pro	operty Type	Unit			Suburb	Heathmont
Period - From	01/01/2022	to	31/03/2022		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	16 Madigan Ct HEATHMONT 3135	\$786,000	11/12/2021
2	16 Cormack Ct HEATHMONT 3135	\$810,000	01/12/2021
3	11a Rotherwood Av RINGWOOD EAST 3135	\$816,000	09/04/2022

OR

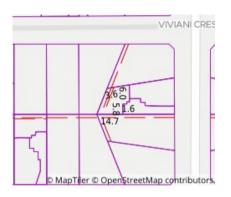
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

18/05/2022 13:46



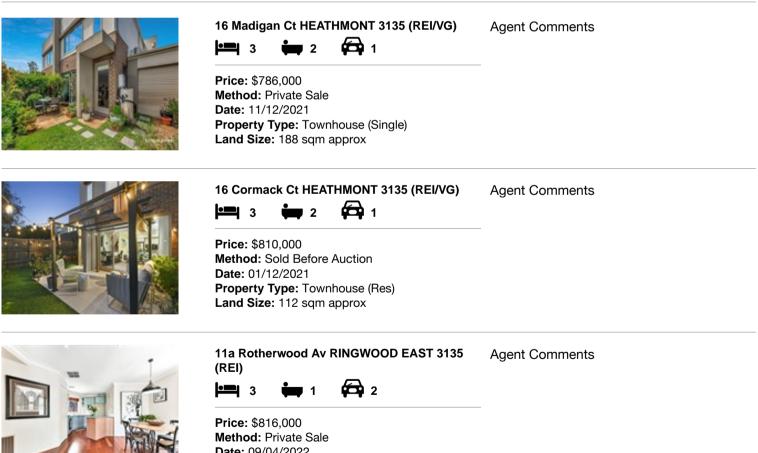






Rooms: 5 Property Type: Townhouse (Res) Agent Comments Indicative Selling Price \$780,000 - \$830,000 Median Unit Price March quarter 2022: \$795,250

Comparable Properties



Method: Private Sale Date: 09/04/2022 Property Type: House Land Size: 339 sqm approx

Account - Philip Webb



Propertydata

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