

# 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

2/104 Great Ryrie Street, Heathmont Vic 3135

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$780,000 & \$830,000

### Median sale price

Median price \$795,250 Property Type Unit Suburb Heathmont

Period - From 01/01/2022 to 31/03/2022 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	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



 3  2  2

**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



**16 Madigan Ct HEATHMONT 3135 (REI/VG)**

Agent Comments

 3  2  1

**Price:** \$786,000

**Method:** Private Sale

**Date:** 11/12/2021

**Property Type:** Townhouse (Single)

**Land Size:** 188 sqm approx



**16 Cormack Ct HEATHMONT 3135 (REI/VG)**

Agent Comments

 3  2  1

**Price:** \$810,000

**Method:** Sold Before Auction

**Date:** 01/12/2021

**Property Type:** Townhouse (Res)

**Land Size:** 112 sqm approx



**11a Rotherwood Av RINGWOOD EAST 3135 (REI)**

Agent Comments

 3  1  2

**Price:** \$816,000

**Method:** Private Sale

**Date:** 09/04/2022

**Property Type:** House

**Land Size:** 339 sqm approx

**Account** - Philip Webb