

## 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

7 Lee Court Heathmont VIC 3135

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$735,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$886,000

Property type

House

Suburb

Heathmont

Period-from

01 Sep 2019

to

31 Aug 2020

Source

Corelogic

### 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 6 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

62 Great Ryrie Street Heathmont VIC 3135	\$770,000	21-Mar-20
10 Lee Court Heathmont VIC 3135	\$810,000	09-May-20
1/44 Barkly Street Ringwood VIC 3134	\$688,888	23-Mar-20

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 6 months.~~

This Statement of Information was prepared on: 29 September 2020

	<b>62 Great Ryrie Street Heathmont VIC 3135</b>	Sold Price	<b>\$770,000</b>	Sold Date	<b>21-Mar-20</b>
	 3  1  2			Distance	<b>0.73km</b>
	<b>10 Lee Court Heathmont VIC 3135</b>	Sold Price	<b>\$810,000</b>	Sold Date	<b>09-May-20</b>
	 3  1  1			Distance	<b>0.04km</b>
	<b>1/44 Barkly Street Ringwood VIC 3134</b>	Sold Price	<b>\$688,888</b>	Sold Date	<b>23-Mar-20</b>
	 3  1  1			Distance	<b>0.98km</b>

RS = Recent sale

UN = Undisclosed Sale

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