

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

13 Cormack Court, Heathmont Vic 3135

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$1,064,750

Property Type House

Suburb Heathmont

Period - From 02/01/2022

to

01/01/2023

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	3/9 McKay Ct RINGWOOD 3134	\$950,000	05/09/2022
2			
3			

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:

02/01/2023 15:51

13 Cormack Court, Heathmont Vic 3135

McGrath

Loeky Kwe

03 9889 8800

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loekykwe@mcgrath.com.au

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

02/01/2022 - 01/01/2023: \$1,064,750



 **3+St**
udy  **2**  **2**

Property Type: House (New - Detached)

Land Size: 345 sqm approx

Agent Comments

Comparable Properties



3/9 McKay Ct RINGWOOD 3134 (REI/VG)

Agent Comments

 **4**  **3**  **2**

Price: \$950,000

Method: Private Sale

Date: 05/09/2022

Property Type: House

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.

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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