

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 61 VIVIANI CRESCENT HEATHMONT

Indicative selling price

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

Single Price \$669,000

Median sale price

Median price \$980,000

*House X

*Unit

Suburb Heathmont

Period - From 01 Oct 2018

to 31 Dec 2018

Source REIV

Comparable property sales

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
246 CANTERBURY ROAD HEATHMONT, VIC, 3135	\$652,000	06 Apr 2019
1 EDEN AVENUE HEATHMONT, VIC, 3135	\$672,000	15 Dec 2018
9 LEONI AVENUE HEATHMONT, VIC, 3135	\$705,000	13 Mar 2019

OR

~~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.~~

~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.~~