

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

1/7 Louis Street, Heathmont Vic 3135

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$802,500

Property Type Townhouse

Suburb Heathmont

Period - From 08/03/2021

to

07/03/2022

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	2/20 Barkly St RINGWOOD 3134	\$1,028,000	31/01/2022
2	237 Canterbury Rd HEATHMONT 3135	\$1,020,000	20/10/2021
3	2/110 Heatherdale Rd MITCHAM 3132	\$992,500	20/01/2022

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:

08/03/2022 13:16



3 2 2

Rooms: 7

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$950,000 - \$1,045,000

Median Townhouse Price

08/03/2021 - 07/03/2022: \$802,500

Comparable Properties



2/20 Barkly St RINGWOOD 3134 (REI)

Agent Comments

4 3 2

Price: \$1,028,000

Method: Private Sale

Date: 31/01/2022

Property Type: Townhouse (Single)

Land Size: 229 sqm approx



237 Canterbury Rd HEATHMONT 3135 (VG)

Agent Comments

4 - -

Price: \$1,020,000

Method: Sale

Date: 20/10/2021

Property Type: Flat/Unit/Apartment (Res)



2/110 Heatherdale Rd MITCHAM 3132 (REI/VG)

Agent Comments

4 2 2

Price: \$992,500

Method: Private Sale

Date: 20/01/2022

Property Type: Townhouse (Single)

Land Size: 330 sqm approx

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