

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 Campbell Street, Heathmont Vic 3135

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,165,250

Property Type House

Suburb Heathmont

Period - From 01/07/2023

to

30/09/2023

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	22 Morinda St RINGWOOD EAST 3135	\$1,123,000	31/08/2023
2	16 Highton St RINGWOOD EAST 3135	\$1,112,000	28/08/2023
3	11 Surrey St RINGWOOD 3134	\$999,000	18/11/2023

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:

24/11/2023 11:35



 3  1  1

Property Type: House
Land Size: 837 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
September quarter 2023: \$1,165,250

Comparable Properties



22 Morinda St RINGWOOD EAST 3135 (VG)

Agent Comments

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Price: \$1,123,000
Method: Sale
Date: 31/08/2023
Property Type: House (Res)
Land Size: 845 sqm approx



16 Highton St RINGWOOD EAST 3135 (REI)

Agent Comments

 3  1  2

Price: \$1,112,000
Method: Private Sale
Date: 28/08/2023
Property Type: House
Land Size: 894 sqm approx



11 Surrey St RINGWOOD 3134 (REI)

Agent Comments

 3  1  2

Price: \$999,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House (Res)
Land Size: 766 sqm approx

Account - Barry Plant | P: 03 9842 8888