

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

28 Edna Street, Heathmont Vic 3135

Indicative selling price

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

Range between \$1,200,000

&

\$1,250,000

Median sale price

Median price \$1,125,000

Property Type House

Suburb Heathmont

Period - From 01/01/2022

to 31/03/2022

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	6 Reilly St RINGWOOD 3134	\$1,360,000	09/04/2022
2	78 Bedford Rd RINGWOOD 3134	\$1,267,000	29/05/2022
3	6 Lynwood Av RINGWOOD EAST 3135	\$1,070,000	14/05/2022

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:

20/06/2022 15:49



 4  1  2

Rooms: 7
Property Type: House (Res)
Land Size: 1051 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,250,000
Median House Price
March quarter 2022: \$1,125,000

Comparable Properties



6 Reilly St RINGWOOD 3134 (REI)

Agent Comments

 4  2  4

Price: \$1,360,000
Method: Auction Sale
Date: 09/04/2022
Rooms: 8
Property Type: House (Res)
Land Size: 1156 sqm approx



78 Bedford Rd RINGWOOD 3134 (REI)

Agent Comments

 6  3  2

Price: \$1,267,000
Method: Private Sale
Date: 29/05/2022
Property Type: House
Land Size: 1005 sqm approx



6 Lynwood Av RINGWOOD EAST 3135 (REI)

Agent Comments

 4  2  1

Price: \$1,070,000
Method: Auction Sale
Date: 14/05/2022
Property Type: House (Res)
Land Size: 999 sqm approx

Account - Philip Webb