

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 Skyline Place, Heathmont Vic 3135

Indicative selling price

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

Range between

\$750,000

&

\$820,000

Median sale price

Median price

\$798,625

Property Type

Unit

Suburb

Heathmont

Period - From

01/10/2022

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	2/11 Lorient St HEATHMONT 3135	\$788,000	26/08/2023
2	12 Allen St RINGWOOD 3134	\$769,000	14/10/2023
3	2/6 Vine St RINGWOOD 3134	\$750,000	02/08/2023

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:

31/10/2023 10:40

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Indicative Selling Price

\$750,000 - \$820,000

Median Unit Price

Year ending September 2023: \$798,625



2 2 1

Rooms: 3

Property Type: Townhouse

Agent Comments

Comparable Properties



2/11 Lorient St HEATHMONT 3135 (REI)

Agent Comments

2 1 1

Price: \$788,000

Method: Auction Sale

Date: 26/08/2023

Property Type: Unit

Land Size: 322 sqm approx



12 Allen St RINGWOOD 3134 (REI)

Agent Comments

2 1 1

Price: \$769,000

Method: Private Sale

Date: 14/10/2023

Property Type: Unit

Land Size: 239 sqm approx

2/6 Vine St RINGWOOD 3134 (VG)

Agent Comments

2 - -

Price: \$750,000

Method: Sale

Date: 02/08/2023

Property Type: Flat/Unit/Apartment (Res)

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