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	6 The Boulevard, Heathmont Vic 3135
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,045,000	Pro	perty Type	House		Suburb	Heathmont
Period - From	01/01/2021	to	31/03/2021		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

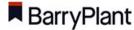
Add	dress of comparable property	Price	Date of sale
1	43 Great Ryrie St RINGWOOD 3134	\$990,000	10/07/2021
2	13 Kenbry Rd HEATHMONT 3135	\$1,000,000	16/04/2021
3	2 Simla Ct HEATHMONT 3135	\$1,026,000	03/04/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

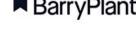
This Statement of Information was prepared on:	14/07/2021 13:46

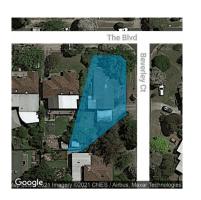




Sarah Savio 9725 98555 0434 639 996 ssavio@barryplant.com.au

Indicative Selling Price \$940,000 - \$990,000 **Median House Price** March quarter 2021: \$1,045,000





Property Type: House Land Size: 758 sqm approx **Agent Comments**

Comparable Properties



43 Great Ryrie St RINGWOOD 3134 (REI)



Price: \$990,000 Method: Auction Sale Date: 10/07/2021

Property Type: House (Res) Land Size: 639 sqm approx

Agent Comments



13 Kenbry Rd HEATHMONT 3135 (REI)





Price: \$1,000,000

Method: Sold Before Auction

Date: 16/04/2021 Property Type: House Land Size: 714 sqm approx Agent Comments



2 Simla Ct HEATHMONT 3135 (REI/VG)





Price: \$1,026,000 Method: Private Sale Date: 03/04/2021 Property Type: House Land Size: 728 sqm approx Agent Comments

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454



