

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

6 The Boulevard, Heathmont Vic 3135

Indicative selling price

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

Range between \$940,000 & \$990,000

Median sale price

Median price \$1,045,000 Property 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	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 comparable properties 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



 3  1  2

Property Type: House

Land Size: 758 sqm approx

Agent Comments

Comparable Properties



43 Great Ryrie St RINGWOOD 3134 (REI)

Agent Comments

 3  1  4

Price: \$990,000

Method: Auction Sale

Date: 10/07/2021

Property Type: House (Res)

Land Size: 639 sqm approx



13 Kenbry Rd HEATHMONT 3135 (REI)

Agent Comments

 4  2  2

Price: \$1,000,000

Method: Sold Before Auction

Date: 16/04/2021

Property Type: House

Land Size: 714 sqm approx



2 Simla Ct HEATHMONT 3135 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,026,000

Method: Private Sale

Date: 03/04/2021

Property Type: House

Land Size: 728 sqm approx