

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address 8 Swain Court, Heathmont, VIC, 3135

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range \$900,000 - \$990,000

### Median sale price

Median price \$831,000

\*House

☒

\*Unit

☐

Suburb Heathmont

Period - From 01 JAN 2019

to 31 MAR 2019

Source REIV

### Comparable property sales

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 |
|---|-----------|--------------|
| 5 BARROW DRIVE, HEATHMONT, VIC, 3135          | \$932,000 | 23 FEB 2019  |
| 35 HEATHWOOD STREET, RINGWOOD EAST, VIC, 3135 | \$935,000 | 13 APR 2019  |
| 8 THE OUTLOOK, HEATHMONT, VIC, 3135           | \$944,000 | 20 MAR 2019  |

### OR

~~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.~~

~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~