

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

3/17 Marlborough Road, Heathmont Vic 3135

Indicative selling price

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

Range between

\$690,000

&

\$750,000

Median sale price

Median price

\$752,750

Property Type

Unit

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	17a Myrtle Av HEATHMONT 3135	\$752,000	04/06/2021
2	4/9 Marlborough Rd HEATHMONT 3135	\$775,000	28/04/2021
3	1/183 Wantirna Rd RINGWOOD 3134	\$699,000	02/02/2021

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:

12/07/2021 11:37



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$690,000 - \$750,000
Median Unit Price
March quarter 2021: \$752,750

Comparable Properties



17a Myrtle Av HEATHMONT 3135 (REI/VG)

Agent Comments



Price: \$752,000
Method: Private Sale
Date: 04/06/2021
Property Type: Unit
Land Size: 251 sqm approx



4/9 Marlborough Rd HEATHMONT 3135 (REI/VG)

Agent Comments



Price: \$775,000
Method: Sold Before Auction
Date: 28/04/2021
Property Type: Unit
Land Size: 297 sqm approx



1/183 Wantirna Rd RINGWOOD 3134 (REI/VG)

Agent Comments



Price: \$699,000
Method: Private Sale
Date: 02/02/2021
Property Type: House
Land Size: 408 sqm approx