

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

20 Woodlands Road, Heathmont Vic 3135

Indicative selling price

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

Range between

\$900,000

&

\$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	6 Beverley Ct HEATHMONT 3135	\$1,015,000	20/03/2021
2	4 Portsmouth St HEATHMONT 3135	\$960,500	04/03/2021
3	6 Vale St HEATHMONT 3135	\$895,000	20/02/2021

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:

06/07/2021 16:12



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Rooms: 5
Property Type: House (Res)
Land Size: 653 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
March quarter 2021: \$1,045,000

Comparable Properties



6 Beverley Ct HEATHMONT 3135 (REI/VG)

Agent Comments

 3  1  3

Price: \$1,015,000
Method: Auction Sale
Date: 20/03/2021
Property Type: House (Res)
Land Size: 901 sqm approx

4 Portsmouth St HEATHMONT 3135 (VG)

Agent Comments

 3  -  -

Price: \$960,500
Method: Sale
Date: 04/03/2021
Property Type: House (Res)
Land Size: 668 sqm approx



6 Vale St HEATHMONT 3135 (REI/VG)

Agent Comments

 3  1  2

Price: \$895,000
Method: Auction Sale
Date: 20/02/2021
Property Type: House (Res)
Land Size: 650 sqm approx