

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8 PLEASANT DRIVE HEATHMONT VIC 3135

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,080,000

&

\$1,130,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,085,000

Property type

House

Suburb

Heathmont

Period-from

01 Sep 2021

to

31 Aug 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

13 LOMA STREET RINGWOOD EAST VIC 3135	1080000	17-Mar-22
50 BAYVIEW RISE BAYSWATER NORTH VIC 3153	1165000	05-Mar-22
39 COVEN AVENUE HEATHMONT VIC 3135	1105000	03-Aug-22

OR

B* 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.

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**13 LOMA STREET RINGWOOD
EAST VIC 3135**

4 2 2

Sold Price

1080000

Sold Date

17-Mar-22

Distance

1.76km
**50 BAYVIEW RISE BAYSWATER
NORTH VIC 3153**

4 3 2

Sold Price

1165000

Sold Date

05-Mar-22

Distance

1.44km
**39 COVEN AVENUE HEATHMONT
VIC 3135**

4 2 2

Sold Price

^{RS} **1105000**

Sold Date

03-Aug-22

Distance

0.4km**RS** = Recent sale**UN** = Undisclosed Sale

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