

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

5 Bronaldi Street, Heathmont Vic 3135

Indicative selling price

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

Single price

\$875,000

Median sale price

Median price

\$952,000

House

X

Unit

Suburb

Heathmont

Period - From

01/07/2017

to

30/09/2017

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 Orchard Gr HEATHMONT 3135	\$900,000	12/10/2017
2	13 Kenbry Rd HEATHMONT 3135	\$880,000	02/11/2017
3	2 Lisgoold St HEATHMONT 3135	\$880,000	19/10/2017

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.~~



 5  3  2

Rooms:
Property Type: House (Res)
Land Size: 695 sqm approx
Agent Comments

Indicative Selling Price
 \$875,000

Median House Price
 September quarter 2017: \$952,000

Comparable Properties



6 Orchard Gr HEATHMONT 3135 (REI)

Agent Comments

 4  2  2

Price: \$900,000
Method: Sold Before Auction
Date: 12/10/2017
Rooms: 6
Property Type: House
Land Size: 731 sqm approx



13 Kenbry Rd HEATHMONT 3135 (REI)

Agent Comments

 4  2  -

Price: \$880,000
Method: Private Sale
Date: 02/11/2017
Rooms: 7
Property Type: House (Res)



2 Lisgoold St HEATHMONT 3135 (REI)

Agent Comments

 3  2  1

Price: \$880,000
Method: Private Sale
Date: 19/10/2017
Rooms: 5
Property Type: House (Res)
Land Size: 699 sqm approx