

Wilson Partners

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 or
locality and postcode 61-63 North Mountain Road, Heathcote Junction

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 \$970,000.00 & \$1,070,000.00

Median sale price

Median price \$885,000 Property type Residential Suburb Heathcote Junction

Period - From 27.07.2021 to 08.04.2022 Source Landata

Comparable property sales

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
1. 4 Wombat Avenue, Heathcote Junction	\$1,255,000	17.02.2022
2. 28 North Mountain Rd, Heathcote Junction	\$865,000	16.02.2022
3. 98 North Mountain Rd, Heathcote Junction	\$819,000	27.07.2021

This Statement of Information was prepared on: 08.04.2022