

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 66 Balfour Avenue, 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 \$750,000 & \$825,000

Median sale price

Median price \$849,000 Property type House Suburb Heathmont

Period - From 1/10/2018 to 30/9/2019 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
51 The Boulevard, Heathmont 3135	\$835,000	7/9/2019
8 Pinewood Avenue, Ringwood East 3135	\$793,000	12/10/2019
2 Harriet Street, Heathmont 3135	\$770,000	1/8/2019

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: 31/10/2019 13:44



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Property Type: House (Previously Occupied - Detached)
Land Size: 904 sqm approx
Agent Comments

Indicative Selling Price

\$750,000 - \$825,000

Median House Price

Year ending September 2019: \$849,000

Comparable Properties



51 The Boulevard HEATHMONT 3135 (REI)

Agent Comments

 3  2  1

Price: \$835,000
Method: Private Sale
Date: 07/09/2019
Rooms: 5
Property Type: House
Land Size: 867 sqm approx



8 Pinewood Av RINGWOOD EAST 3135 (REI)

Agent Comments

 3  2  2

Price: \$793,000
Method: Auction Sale
Date: 12/10/2019
Property Type: House (Res)
Land Size: 911 sqm approx



2 Harriet St HEATHMONT 3135 (REI/VG)

Agent Comments

 3  1  -

Price: \$770,000
Method: Private Sale
Date: 01/08/2019
Rooms: 5
Property Type: House (Res)
Land Size: 887 sqm approx