

# 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

2 Markhill Place, Heathmont Vic 3135

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000

&

\$850,000

### Median sale price

Median price \$864,000

Property Type House

Suburb Heathmont

Period - From 01/07/2019

to 30/09/2019

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
1	5 Sharps Ct HEATHMONT 3135	\$890,000	30/07/2019
2	51 The Boulevard HEATHMONT 3135	\$835,000	07/09/2019
3	29 Edna St HEATHMONT 3135	\$820,000	02/08/2019

**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:

14/11/2019 06:48



**Property Type:** House

**Land Size:** 1212 sqm approx

Agent Comments

## Comparable Properties

**5 Sharps Ct HEATHMONT 3135 (VG)**

Agent Comments



**Price:** \$890,000

**Method:** Sale

**Date:** 30/07/2019

**Property Type:** House (Res)

**Land Size:** 1004 sqm approx



**51 The Boulevard HEATHMONT 3135 (REI)**

Agent Comments



**Price:** \$835,000

**Method:** Private Sale

**Date:** 07/09/2019

**Rooms:** 5

**Property Type:** House

**Land Size:** 867 sqm approx



**29 Edna St HEATHMONT 3135 (REI)**

Agent Comments



**Price:** \$820,000

**Method:** Private Sale

**Date:** 02/08/2019

**Rooms:** 6

**Property Type:** House

**Land Size:** 1036 sqm approx