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	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$800,000		&		\$850,000			
Median sale pr	ice							
Median price	\$864,000	Pro	operty Type	Hou	se		Suburb	Heathmont
Period - From	01/07/2019	to	30/09/2019		So	urce	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.

Ade	dress 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

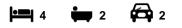
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

14/11/2019 06:48





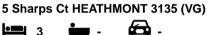


Property Type: House Land Size: 1212 sqm approx Agent Comments

Stephen Le Get 9908 5700 0438 558 870 stephenleget@jelliscraig.com.au

Indicative Selling Price \$800,000 - \$850,000 **Median House Price** September quarter 2019: \$864,000

Comparable Properties



Price: \$890,000 Method: Sale Date: 30/07/2019 Property Type: House (Res) Land Size: 1004 sqm approx Agent Comments

51 The Boulevard HEATHMONT 3135 (REI) **6** 1

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

2

3

29 Edna St HEATHMONT 3135 (REI)



Price: \$820,000 Method: Private Sale Date: 02/08/2019 Rooms: 6 Property Type: House Land Size: 1036 sqm approx Agent Comments

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.