## 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

62 Great Ryrie Street, Heathmont Vic 3135

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ing		
Range betweer	\$700,000		&		\$770,000			
Median sale p	rice							
Median price	\$876,000	Pro	operty Type	Hou	se		Suburb	Heathmont
Period - From	17/03/2019	to	16/03/2020		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.

Ado	dress of comparable property	Price	Date of sale
1	23 Pinewood Av RINGWOOD EAST 3135	\$778,000	15/10/2019
2	8 Canterbury Rd HEATHMONT 3135	\$725,000	16/12/2019
3	16 Merrilong St RINGWOOD EAST 3135	\$700,000	07/12/2019

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:

17/03/2020 18:02









**Property Type:** House (Res) **Land Size:** 527 sqm approx Agent Comments Indicative Selling Price \$700,000 - \$770,000 Median House Price 17/03/2019 - 16/03/2020: \$876,000

# **Comparable Properties**



23 Pinewood Av RINGWOOD EAST 3135 (REI/VG)



Price: \$778,000 Method: Sold Before Auction Date: 15/10/2019 Rooms: 4 Property Type: House (Res) Land Size: 543 sqm approx Agent Comments





8 Canterbury Rd HEATHMONT 3135 (REI/VG) Agent Comments



Method: Private Sale Date: 16/12/2019 Property Type: House Land Size: 683 sqm approx

16 Merrilong St RINGWOOD EAST 3135 (REI/VG)



Price: \$700,000 Method: Auction Sale Date: 07/12/2019 Rooms: 5 Property Type: House (Res) Land Size: 450 sqm approx Agent Comments

Account - Philip Webb



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.