

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 consumer.vic.gov.au/underquoting

Range between \$700,000 & \$770,000

Median sale price

Median price \$876,000 Property Type House Suburb Heathmont

Period - From 17/03/2019 to 16/03/2020 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	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



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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)

Agent Comments

 3  1  2

Price: \$778,000

Method: Sold Before Auction

Date: 15/10/2019

Rooms: 4

Property Type: House (Res)

Land Size: 543 sqm approx



8 Canterbury Rd HEATHMONT 3135 (REI/VG)

Agent Comments

 3  1  2

Price: \$725,000

Method: Private Sale

Date: 16/12/2019

Property Type: House

Land Size: 683 sqm approx



16 Merrilong St RINGWOOD EAST 3135 (REI/VG)

Agent Comments

 3  1  1

Price: \$700,000

Method: Auction Sale

Date: 07/12/2019

Rooms: 5

Property Type: House (Res)

Land Size: 450 sqm approx