

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

5 Valdale Court, Heathmont Vic 3135

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,050,000

&

\$1,155,000

Median sale price

Median price \$1,120,000

Property Type House

Suburb Heathmont

Period - From 01/07/2021

to 30/09/2021

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 Talofa Av RINGWOOD EAST 3135	\$1,157,000	07/08/2021
2	4 Eton Ct HEATHMONT 3135	\$1,146,000	22/05/2021
3	6 Alvena Cr HEATHMONT 3135	\$1,120,000	12/08/2021

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:

27/10/2021 09:14



3 2 2

Property Type: House

Land Size: 992 sqm approx

Agent Comments

Comparable Properties



5 Talofa Av RINGWOOD EAST 3135 (REI/VG)

Agent Comments

3 2 2

Price: \$1,157,000

Method: Auction Sale

Date: 07/08/2021

Property Type: House (Res)

Land Size: 693 sqm approx



4 Eton Ct HEATHMONT 3135 (REI/VG)

Agent Comments

3 1 2

Price: \$1,146,000

Method: Auction Sale

Date: 22/05/2021

Property Type: House (Res)

Land Size: 603 sqm approx



6 Alvena Cr HEATHMONT 3135 (REI/VG)

Agent Comments

3 1 2

Price: \$1,120,000

Method: Sold Before Auction

Date: 12/08/2021

Property Type: House (Res)

Land Size: 687 sqm approx