

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

2/4 Woodlands Road, Heathmont Vic 3135

Indicative selling price

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

Range between \$480,000

&

\$520,000

Median sale price

Median price \$900,250

Property Type Townhouse

Suburb Heathmont

Period - From 12/12/2022

to

11/12/2023

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	4/8 Neil St HEATHMONT 3135	\$538,880	27/10/2023
2	2/20 Bedford Ct HEATHMONT 3135	\$515,000	23/09/2023
3	3/129 Wantirna Rd RINGWOOD 3134	\$449,500	02/10/2023

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:

12/12/2023 11:32



 2  1  1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$480,000 - \$520,000

Median Townhouse Price

12/12/2022 - 11/12/2023: \$900,250

Comparable Properties



4/8 Neil St HEATHMONT 3135 (REI)

Agent Comments

 2  1  1

Price: \$538,880

Method: Private Sale

Date: 27/10/2023

Property Type: Unit



2/20 Bedford Ct HEATHMONT 3135 (REI)

Agent Comments

 2  1  1

Price: \$515,000

Method: Private Sale

Date: 23/09/2023

Property Type: Unit



3/129 Wantirna Rd RINGWOOD 3134 (REI)

Agent Comments

 2  1  1

Price: \$449,500

Method: Private Sale

Date: 02/10/2023

Property Type: Unit