

RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

1/21 Waters Grove Heathmont Vic 3135

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
(Delete single price or range as applicable, and delete this sentence)

Range between \$590,000 & \$649,000

Median sale price

(Place 'x' in house or unit as applicable – delete this sentence)

Median price \$652,000 House Unit ☒ Suburb Heathmont

Period - From 01/04/2018 to 31/03/2019 Source REIV

Comparable property sales

(Delete option A or B below as applicable, and delete this sentence)

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Manningham estate agent and James Hatzolos consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 18/315 Wantirna Road Wantirna 3152	\$660,000	13/03/2019
2 2/181-183 Harold Street Wantirna 3152	\$658,000	08/04/2019
3 2/36 Great Ryrie Street Ringwood 3134	\$636,500	07/04/2019