

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

99 Great Ryrie Street, Heathmont Vic 3135

Indicative selling price

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

Range between \$1,350,000

&

\$1,480,000

Median sale price

Median price \$875,000

House

X

Unit

Suburb Heathmont

Period - From 01/04/2017

to

30/06/2017

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	15 Wilana St RINGWOOD 3134	\$1,523,000	08/04/2017
2	5/9-11 Homebush Ct RINGWOOD EAST 3135	\$1,345,000	22/07/2017
3	36 Bedford Rd RINGWOOD 3134	\$1,295,000	13/06/2017

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.~~



 4  2  1

Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,480,000
Median House Price
June quarter 2017: \$875,000

Comparable Properties



15 Wilana St RINGWOOD 3134 (REI)

Agent Comments

 4  2  2

Price: \$1,523,000
Method: Auction Sale
Date: 08/04/2017
Rooms: 10
Property Type: House (Res)
Land Size: 839 sqm approx

5/9-11 Homebush Ct RINGWOOD EAST 3135 (REI)

Agent Comments

 4  3  2

Price: \$1,345,000
Method: Auction Sale
Date: 22/07/2017
Rooms: 9
Property Type: House (Res)



36 Bedford Rd RINGWOOD 3134 (REI)

Agent Comments

 4  2  2

Price: \$1,295,000
Method: Expression of Interest
Date: 13/06/2017
Rooms: 7
Property Type: House