

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 8A Simla Court, 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)

Single price \$* or range between \$850,000 & \$900,000

Median sale price

Median price \$849,000 Property type House Suburb Heathmont

Period - From 1/10/2018 to 30/9/2019 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 2 Coleman Street, Heathmont 3135	\$945,000	13/8/2019
2 8 Swain Court, Heathmont 3135	\$890,000	31/7/2019
3 18 Dumfries Way, Wantirna 3152	\$827,600	29/6/2019

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: 21/10/2019 12:04



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Property Type: House (Previously Occupied - Detached)
Land Size: 797 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$900,000
Median House Price
Year ending September 2019: \$849,000

Comparable Properties



2 Coleman St HEATHMONT 3135 (REI/VG)

Agent Comments

 4  2  2

Price: \$945,000
Method: Private Sale
Date: 13/08/2019
Rooms: 6
Property Type: House
Land Size: 765 sqm approx



8 Swain Ct HEATHMONT 3135 (REI/VG)

Agent Comments

 4  3  4

Price: \$890,000
Method: Private Sale
Date: 31/07/2019
Rooms: 7
Property Type: House
Land Size: 873 sqm approx



18 Dumfries Way WANTIRNA 3152 (REI/VG)

Agent Comments

 5  2  2

Price: \$827,600
Method: Auction Sale
Date: 29/06/2019
Rooms: 6
Property Type: House (Res)
Land Size: 724 sqm approx