

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

1/22-24 Marlborough Road, Heathmont Vic 3135

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$680,000

Property Type Unit

Suburb Heathmont

Period - From 01/01/2020

to 31/12/2020

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	12/17-23 Marlborough Rd HEATHMONT 3135	\$750,000	20/11/2020
2	5/17-23 Marlborough Rd HEATHMONT 3135	\$725,000	21/10/2020
3	2/34-36 Marlborough Rd HEATHMONT 3135	\$690,000	12/10/2020

OR

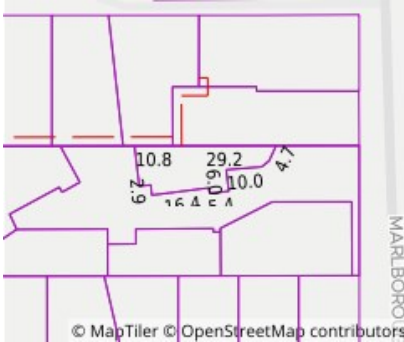
~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

09/02/2021 10:48

**Jellis
Craig**

Year ending December 2020: \$680,000



Agent Comments

A large, single-story house with a brown roof and brick walls, surrounded by a large green lawn and mature trees. The house has a prominent chimney and a covered porch area. The lawn is well-maintained and green, with long shadows cast across it. Several large, leafy trees are scattered around the property, including a particularly large one on the left side of the house. The sky is clear and blue.

A photograph of a single-story brick building with a terracotta tiled roof. The building features large windows with decorative grilles. In the foreground, there is a paved area and a row of well-manicured, rounded green hedges. The background shows more trees and a clear blue sky.