

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

6 TREETOP 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

\$860,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Heathmont

Period-from

01 Jun 2021

to

31 May 2022

Source

Corelogic

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 6 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

2 ROTHERWOOD AVENUE RINGWOOD EAST VIC 3135	\$870,000	19-Mar-22
1 CARRUTHERS COURT HEATHMONT VIC 3135	\$865,000	21-May-22
80 MAIDSTONE STREET RINGWOOD VIC 3134	\$880,000	23-Apr-22

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 6 months.~~

This Statement of Information was prepared on: 14 June 2022



**2 ROTHERWOOD AVENUE
RINGWOOD EAST VIC 3135**

 3  1  2

Sold Price ^{RS} **\$870,000** Sold Date **19-Mar-22**

Distance **1.15km**



**1 CARRUTHERS COURT
HEATHMONT VIC 3135**

 3  1  2

Sold Price ^{RS} **\$865,000** ^{UN} Sold Date **21-May-22**

Distance **1.78km**



**80 MAIDSTONE STREET
RINGWOOD VIC 3134**

 3  1  2

Sold Price ^{RS} **\$880,000** Sold Date **23-Apr-22**

Distance **1.82km**

RS = Recent sale **UN** = Undisclosed Sale

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