

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

8 Mountain View Road, Heathmont Vic 3135

Indicative selling price

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

Range between \$850,000 & \$925,000

Median sale price

Median price \$869,500 Property Type House Suburb Heathmont

Period - From 31/01/2019 to 30/01/2020 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	10 Devon Av HEATHMONT 3135	\$911,000	20/11/2019
2	9 Karista Av HEATHMONT 3135	\$868,000	30/11/2019
3	3 Valdale Ct HEATHMONT 3135	\$860,000	25/10/2019

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:

31/01/2020 14:28



Property Type: House
Land Size: 1027.784 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$925,000
Median House Price
31/01/2019 - 30/01/2020: \$869,500

Comparable Properties



10 Devon Av HEATHMONT 3135 (REI)

Agent Comments



Price: \$911,000
Method: Private Sale
Date: 20/11/2019
Rooms: 5
Property Type: House
Land Size: 717 sqm approx



9 Karista Av HEATHMONT 3135 (REI)

Agent Comments



Price: \$868,000
Method: Private Sale
Date: 30/11/2019
Property Type: House
Land Size: 700 sqm approx



3 Valdale Ct HEATHMONT 3135 (REI)

Agent Comments



Price: \$860,000
Method: Private Sale
Date: 25/10/2019
Rooms: 4
Property Type: House
Land Size: 860 sqm approx