Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

8 Mountain View Road, Heathmont Vic 3135

Indicative selling price

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

Median sale price

Median price	\$869,500	Pro	perty 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

Add	dress 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

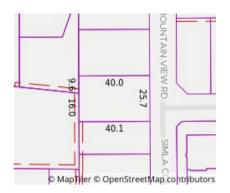
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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)

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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

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)





Price: \$860,000 Method: Private Sale Date: 25/10/2019 Rooms: 4

Property Type: House Land Size: 860 sqm approx Agent Comments

Account - Philip Webb



