

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

81 Great Ryrie Street 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

\$950,000

&

\$970,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$970,000

Property type

House

Suburb

Heathmont

Period-from

01 Sep 2020

to

31 Aug 2021

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

7 Erica Crescent Heathmont VIC 3135	\$1,051,000	07-Aug-21
4 Eton Court Heathmont VIC 3135	\$1,146,000	22-May-21
113 Great Ryrie Street Heathmont VIC 3135	\$1,000,000	23-Jun-21

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: 10 September 2021



7 Erica Crescent Heathmont VIC 3135

 3  1  2

Sold Price ^{RS} **\$1,051,000** Sold Date **07-Aug-21**

Distance **0.17km**

Notes from your agent

Very original. In a quiet location not on busy road.



4 Eton Court Heathmont VIC 3135

 3  1  2

Sold Price **\$1,146,000** Sold Date **22-May-21**

Distance **0.2km**

Notes from your agent

Full renovation and updated.



113 Great Ryrie Street Heathmont VIC 3135

 3  1  2

Sold Price **\$1,000,000** Sold Date **23-Jun-21**

Distance **0.38km**

Notes from your agent

Updated bathrooms and kitchen and polished floors etc.



40 Reilly Street Ringwood VIC 3134

 3  1  1

Sold Price **\$962,000** Sold Date **15-May-21**

Distance **0.4km**

RS = Recent sale UN = Undisclosed Sale

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2 Simla Court Heathmont VIC 3135 Sold Price **\$1,026,000** Sold Date **03-Apr-21**

 3  1  2

Distance **0.73km**

Notes from your agent

Was updated some time ago but still remained fresh.



5 Washusen Road Heathmont VIC 3135 Sold Price **\$951,500** Sold Date **05-May-21**

 3  2  2

Distance **0.81km**

Notes from your agent

Updated and way

RS = Recent sale UN = Undisclosed Sale

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