

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

33 Miller Road, Heathmont Vic 3135

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$920,000 Property Type House Suburb Heathmont

Period - From 01/10/2020 to 31/12/2020 Source REIV

Comparable property sales (*Delete A or B below as applicable)

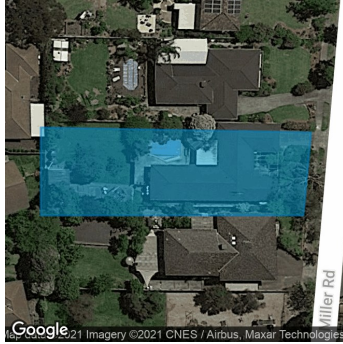
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	57 Campbell St HEATHMONT 3135	\$1,050,000	13/11/2020
2	32 Belmont Rd.W CROYDON SOUTH 3136	\$1,025,000	08/02/2021
3	8 Fitzgerald St RINGWOOD EAST 3135	\$1,021,000	06/02/2021

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: 12/03/2021 14:37



Property Type: House (Previously Occupied - Detached)
Land Size: 1158 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
December quarter 2020: \$920,000

Comparable Properties



57 Campbell St HEATHMONT 3135 (REI/VG)

[Agent Comments](#)



Price: \$1,050,000
Method: Sold Before Auction
Date: 13/11/2020
Property Type: House (Res)
Land Size: 781 sqm approx



32 Belmont Rd.W CROYDON SOUTH 3136 (REI)

[Agent Comments](#)



Price: \$1,025,000
Method: Private Sale
Date: 08/02/2021
Property Type: House
Land Size: 1014 sqm approx



8 Fitzgerald St RINGWOOD EAST 3135 (REI)

[Agent Comments](#)



Price: \$1,021,000
Method: Auction Sale
Date: 06/02/2021
Property Type: House (Res)
Land Size: 520 sqm approx