

# 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

2 Simla Court, Heathmont Vic 3135

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$900,000

### Median sale price

Median price

\$922,000

Property Type

House

Suburb

Heathmont

Period - From

01/01/2020

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	6 Beverley Ct HEATHMONT 3135	\$1,015,000	20/03/2021
2	15 Orchid St HEATHMONT 3135	\$928,800	11/03/2021
3	11 Martin St HEATHMONT 3135	\$860,000	11/03/2021

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:

01/04/2021 14:52

2 Simla Court, Heathmont Vic 3135



Stephen Le Get

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**Indicative Selling Price**

\$900,000

**Median House Price**

Year ending December 2020: \$922,000



3 1 2

**Property Type:** House

**Land Size:** 735 sqm approx

**Agent Comments**

## Comparable Properties



**6 Beverley Ct HEATHMONT 3135 (REI)**

**Agent Comments**

3 1 3

**Price:** \$1,015,000

**Method:** Auction Sale

**Date:** 20/03/2021

**Property Type:** House (Res)

**Land Size:** 901 sqm approx



**15 Orchid St HEATHMONT 3135 (REI)**

**Agent Comments**

3 1 1

**Price:** \$928,800

**Method:** Private Sale

**Date:** 11/03/2021

**Property Type:** House

**Land Size:** 839 sqm approx



**11 Martin St HEATHMONT 3135 (REI)**

**Agent Comments**

3 1 2

**Price:** \$860,000

**Method:** Private Sale

**Date:** 11/03/2021

**Property Type:** House

**Land Size:** 693 sqm approx

**Account - Jellis Craig** | P: (03) 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.