

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

40 Viviani Crescent, Heathmont Vic 3135

Indicative selling price

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

Range between \$830,000 & \$880,000

Median sale price

Median price \$925,500

House

X

Suburb Heathmont

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

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
18 Fairbank Av HEATHMONT 3135	\$860,000	25/05/2017
16 Frances St HEATHMONT 3135	\$860,000	20/05/2017
8a Tudor Ct HEATHMONT 3135	\$850,000	25/02/2017

40 Viviani Crescent, Heathmont Vic 3135

carter

Tony Talarico

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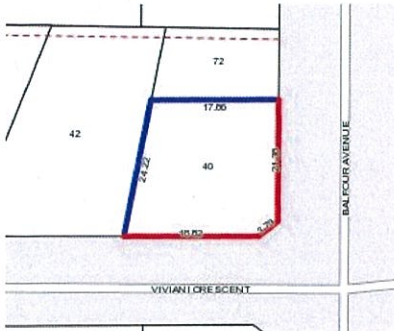
ttalarico@carter.com.au

Indicative Selling Price

\$830,000 - \$880,000

Median House Price

March quarter 2017: \$925,500



3 2 2

Rooms:

Property Type: House

Land Size: 477 sqm approx

Agent Comments

Comparable Properties



18 Fairbank Av HEATHMONT 3135 (REI)

Agent Comments

3 1 1

Price: \$860,000

Method: Sold Before Auction

Date: 25/05/2017

Rooms: 10

Property Type: House

Land Size: 534 sqm approx



16 Frances St HEATHMONT 3135 (REI)

Agent Comments

3 1 2

Price: \$860,000

Method: Auction Sale

Date: 20/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 705 sqm approx



8a Tudor Ct HEATHMONT 3135 (REI)

Agent Comments

3 1 -

Price: \$850,000

Method: Auction Sale

Date: 25/02/2017

Rooms: 8

Property Type: House (Res)

Land Size: 629 sqm approx