

9870 6211 0409 896 540 ttalarico@carter.com.au

### 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	
ndicative selling price	
or the meaning of this price see consumer.vic.gov.au/underquoting	
Range between \$830,000 & \$880,000	
fledian 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

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# carter

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**Indicative Selling Price** \$830,000 - \$880,000 **Median House Price** March guarter 2017: \$925,500



Rooms:

Property Type: House Land Size: 477 sqm approx

Agent Comments

## Comparable Properties



18 Fairbank Av HEATHMONT 3135 (REI)

3





Price: \$860,000

Method: Sold Before Auction

Date: 25/05/2017 Rooms: 10

Property Type: House Land Size: 534 sqm approx Agent Comments



16 Frances St HEATHMONT 3135 (REI)







Price: \$860,000 Method: Auction Sale Date: 20/05/2017

Rooms: -

Property Type: House (Res) Land Size: 705 sqm approx **Agent Comments** 



8a Tudor Ct HEATHMONT 3135 (REI)

3





Price: \$850,000 Method: Auction Sale Date: 25/02/2017

Rooms: 8

Property Type: House (Res) Land Size: 629 sqm approx Agent Comments

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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.

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