

## 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	10 Park Close, Heathmont Vic 3135
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#### Indicative selling price

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

Range between	\$920,000	&	\$980,000
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#### Median sale price

Median price	\$952,000	House	X	Unit		Suburb	Heathmont
Period - From	01/07/2017	to	30/09/2017	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		
2		
3		

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.

10 Park Close, Heathmont Vic 3135

Noel Jones

Ingrid Ward

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**Indicative Selling Price**

\$920,000 - \$980,000

**Median House Price**

September quarter 2017: \$952,000



 4  3  4

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 500 sqm approx

Agent Comments

## Comparable Properties

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.

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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.