

36 Railway Avenue Ringwood East VIC 3135

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Statement of Information for Residential Property

Property Offered For Sale: 30 Eden Avenue, Heathmont

Type: House **Land:** 664sqm (approx) **4 BED 2 BATH 1 CAR**

Agent Comments:

INDICATIVE SELLING PRICE: \$860,000 - \$910,000

MEDIAN HOUSE PRICE: Quarter ending September 2017: \$952,000



Heathmont 6 Orchard Grove

PRICE	\$900,000	AGENT COMMENTS
SALE DATE	12 October 2017	
METHOD	Sold Before Auction	
TYPE	House	
LAND	731sqm (approx)	

4 BED 2 BATH 2 CAR



Heathmont 13 Portsmouth Street

PRICE	\$901,000	AGENT COMMENTS
SALE DATE	23 September 2017	
METHOD	Auction Sale	
TYPE	House	
LAND	652sqm (approx)	

4 BED 2 BATH 2 CAR



Heathmont 27 Dirkala Avenue

PRICE	\$910,000	AGENT COMMENTS
SALE DATE	22 Septemebr 2017	
METHOD	Private Sale	
TYPE	House	
LAND	736sqm (approx)	

4 BED 2 BATH 2 CAR

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Statement of Information

Single Residential Property located in the Melbourne Metropolitan Area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

30 Eden Avenue, Heathmont VIC 3135

Indicative selling price

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

Indicative Selling
Range Between

\$860,000	&	\$910,000
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Median sale price

Median price

\$952,000	House	*	Suburb	Heathmont	
Period From	1st July 2017	to	30th September 2017	Source	REIV

Comparable property sales

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 Orchard Grove, Heathmont (4 bed, 2 bath, 2 car, 731m2)	\$900,000	12/10/2017
2) 13 Portsmouth Street, Heathmont (4 bed, 2 bath, 2 car, 652m2)	\$901,000	23/09/2017
3) 27 Dirkala Avenue, Heathmont (4 bed, 2 bath, 2 car, 736m2)	\$910,000	22/09/2017