

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
29 Edna Street, Heathmont Vic 3135

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$921,000 House Unit Suburb Heathmont

Period - From 01/04/2017 to 31/03/2018 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	4 Wendy Ct HEATHMONT 3135	\$1,035,000	16/03/2018
2	10 Talofa Av RINGWOOD EAST 3135	\$1,010,000	28/04/2018
3	3 Edith St HEATHMONT 3135	\$960,000	17/03/2018

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.



3 -

Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 1037 sqm approx
 Agent Comments

Indicative Selling Price
 \$950,000 - \$1,045,000
Median House Price
 Year ending March 2018: \$921,000

Comparable Properties



4 Wendy Ct HEATHMONT 3135 (REI)

Agent Comments

3 1 1

Price: \$1,035,000
Method: Private Sale
Date: 16/03/2018
Rooms: 4
Property Type: House (Res)
Land Size: 1149 sqm approx



10 Talofa Av RINGWOOD EAST 3135 (REI)

Agent Comments

3 1 2

Price: \$1,010,000
Method: Auction Sale
Date: 28/04/2018
Rooms: 4
Property Type: House (Res)
Land Size: 696 sqm approx



3 Edith St HEATHMONT 3135 (REI)

Agent Comments

3 1 1

Price: \$960,000
Method: Auction Sale
Date: 17/03/2018
Rooms: 4
Property Type: House (Res)
Land Size: 923 sqm approx