

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

1 Heath Court, Heathmont 3135

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price **\$ 1,600,000**

Median sale price

4 bedroom
Median price **\$ 1,031,000** House Suburb **Heathmont 3135**
Period - From **25 09 2016** to **25 09 2017** Source **realestate.com.au**

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	18 Adrian Court, Heathmont 3135	\$ 1,610,000	23 09 2017
2	21 Balfour Avenue, Heathmont 3135	\$ 1,825,000	12 08 2017
3	2 Pett Court, Heathmont 3135	\$ 1,820,000	03 06 2017

Geoffrey Bricknell 0407 940 939

GBRE

Geoffrey Bricknell Real Estate

Eastern Region Internet based property sales
ABN 79 889 628 591 7 Wotan Court Lilydale

Powered by realestate.com.au