

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: 23 Westmore Drive, Heathmont 3135

Indicative selling price

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

Range between \$880,000 & \$968,000

Median sale price

Median price \$875,000 House Suburb Heathmont

Period - from 01/04/2017 to 30/06/2017 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 – 23 Viviani Crescent, Heathmont, VIC	\$912,000	12 Aug 2017
2 – 3A Frances Street, Heathmont, VIC	\$940,000	27 Mar 2017
3 – 89A Heathmont Road, Heathmont, VIC	\$895,000	03 Jul 2017