

Statement of Information

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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 33 Waterloo Street, Heathmont Vic 3135

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$959,000

Median sale price

Median price \$943,000 House X Unit Suburb Heathmont

Period - From 01/04/2018 to 30/06/2018 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	11 Bangor Ct HEATHMONT 3135	\$955,000	12/05/2018
2	5 Reumah Ct HEATHMONT 3135	\$940,000	16/06/2018
3	8 Wollahra PI HEATHMONT 3135	\$934,000	23/06/2018

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  2  3

Rooms:
Property Type: House (Res)
Land Size: 669 sqm approx
Agent Comments

Indicative Selling Price
\$959,000
Median House Price
June quarter 2018: \$943,000

Comparable Properties



11 Bangor Ct HEATHMONT 3135 (REI/VG)

Agent Comments

 4  2  2

Price: \$955,000
Method: Auction Sale
Date: 12/05/2018
Rooms: 6
Property Type: House (Res)
Land Size: 652 sqm approx



5 Reumah Ct HEATHMONT 3135 (REI/VG)

Agent Comments

 3  2  2

Price: \$940,000
Method: Auction Sale
Date: 16/06/2018
Rooms: 5
Property Type: House (Res)
Land Size: 537 sqm approx



8 Wollahra PI HEATHMONT 3135 (REI)

Agent Comments

 4  2  2

Price: \$934,000
Method: Auction Sale
Date: 23/06/2018
Rooms: 6
Property Type: House (Res)
Land Size: 694 sqm approx