

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 27 Dirkala Avenue, Heathmont VIC 3135

Indicative selling price

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

Range between \$850,000 & \$935,000

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 1 Simpsons Court, Heathmont VIC 3135	\$950,000	31/03/2017
2 13 Possum Lane, Heathmont VIC 3135	\$935,000	24/06/2017
3 18 Portsmouth Street, Heathmont VIC 3135	\$872,000	15/05/2017