

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

1/28 Myrtle Avenue, Heathmont, VIC 3135

INDICATIVE SELLING PRICE

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

Range Between \$770,000 & \$840,000

MEDIAN SALE PRICE

Median price \$940,000 | House | Heathmont (3135)

Period - From 1 March 2018 to 31 May 2018 | 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 SHERWOOD AVENUE, RINGWOOD EAST VIC 3135	\$872,000	26/05/2018
2A LEAWARRA DRIVE, HEATHMONT VIC 3135	\$820,000	30/04/2018
1/12 LENA GROVE, RINGWOOD VIC 3134	\$815,000	03/03/2018