

36 Railway Avenue Ringwood East VIC 3135 Ph: 1300 665 895

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# **Statement of Information for Residential Property**

### Property Offered For Sale: 30 Eden Avenue, Heathmont

Type: HouseLand: 664sqm (approx)4 BED2 BATH1 CARAgent Comments:INDICATIVE SELLING PRICE: \$830,000 - \$870,000MEDIAN HOUSE PRICE: Quarter ending December 2017: \$926,000



Heathmont 7 Salisbury Court					
PRICE	\$850,000	AGENTCOMMENTS			
SALE DATE	12 December 2017				
METHOD	Private Sale				
ТҮРЕ	House				
LAND	700sqm (approx)				
3 BED	2 BATH	0 CAR			





Heathmont 28 Washusen Road				
PRICE	\$830,000	AGENTCOMMENTS		
SALE DATE	18 November 2017			
METHOD	Auction Sale			
ТҮРЕ	House			
LAND	655sqm (approx)			
3 BED	2 BATH	2 CAR		

4 BED	2 BATH	2 CAR		
LAND	675sqm (approx)			
ТҮРЕ	House			
METHOD	Private Sale			
SALE DATE	20 November 2017			
PRICE	\$853,000	AGENTCOMMENTS		
пеациион	t 29 Eden Avenue			



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### 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	30 Eden Avenue, Heathmont VIC 3135				
Indicative selling price	1				
For the meaning of this p		ic.gov.au/underquot	ing		
	Indicative Selling	\$830,000	&	\$870,000	
	Range Between				
Median sale price					
Median price	\$926,000	House *		Suburb Heathmont	
Period From	1st October 2017	to 31st Dec	cember 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) 7 Salisbury Court, Heathmont (3 bed, 2 bath, 700m2)	\$850,000	12/12/2017
2) 28 Washusen Road, Heathmont (3 bed, 2 bath, 2 car, 655m2)	\$830,000	18/11/2017
3) 29 Eden Avenue, Heathmont (4 bed, 2 bath, 2 car, 675m2)	\$853,000	20/11/2017

