

36 Railway Avenue Ringwood East VIC 3135

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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

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

Indicative Selling
Range Between

\$830,000 & \$870,000

Median sale price

Median price \$926,000 House * Suburb Heathmont

Period From 1st October 2017 to 31st December 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, 700m ²)	\$850,000	12/12/2017
2) 28 Washusen Road, Heathmont (3 bed, 2 bath, 2 car, 655m ²)	\$830,000	18/11/2017
3) 29 Eden Avenue, Heathmont (4 bed, 2 bath, 2 car, 675m ²)	\$853,000	20/11/2017