

Jay Allen

03 9877 1277

0426 398 073

jayallen@mcgrath.com.au

Indicative Selling Price

\$870,000 - \$950,000

Median House Price

March quarter 2017: \$925,500


 3
  2
  4
Rooms:**Property Type:** House**Land Size:** 694 sqm**Agent Comments**

This charismatic weatherboard family home promises effortlessly stylish year-round entertaining. It is situated mere metres from Wombolano Park, in the Ringwood Secondary College zone, also near Tintern Grammar, Aquinas College and Heathmont East Primary.

Comparable Properties

**16 Frances St HEATHMONT 3135 (REI)****Agent Comments**
 3
  1
  2
Price: \$860,000**Method:** Auction Sale**Date:** 20/05/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 705 sqm**4 Leawarra Dr HEATHMONT 3135 (REI)****Agent Comments**
 3
  2
  1
Price: \$875,000**Method:** Auction Sale**Date:** 22/04/2017**Rooms:** 10**Property Type:** House (Res)**Land Size:** 785 sqm**3 The Boulevard HEATHMONT 3135 (REI)****Agent Comments**
 3
  2
  1
Price: \$966,000**Method:** Auction Sale**Date:** 25/02/2017**Rooms:** 10**Property Type:** House (Res)**Land Size:** 765 sqm

Statement of Information

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

186 Bedford Road, Heathmont Vic 3135

Indicative selling price

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

Range between

\$870,000

&

\$950,000

Median sale price

Median price

\$925,500

House

X

Suburb

Heathmont

Period - From

01/01/2017

to

31/03/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
16 Frances St HEATHMONT 3135	\$860,000	20/05/2017
4 Leawarra Dr HEATHMONT 3135	\$875,000	22/04/2017
3 The Boulevard HEATHMONT 3135	\$966,000	25/02/2017