McGrath

Jay Allen 03 9877 1277 0426 398 073 javallen@mcgrath.com.au

\$870,000 - \$950,000 **Median House Price**

Indicative Selling Price

March quarter 2017: \$925,500



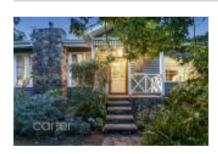


Rooms:

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)



Price: \$860,000 Method: Auction Sale Date: 20/05/2017

Rooms: -

Property Type: House (Res) Land Size: 705 sqm

Agent Comments



4 Leawarra Dr HEATHMONT 3135 (REI)

-3





Price: \$875.000 Method: Auction Sale Date: 22/04/2017 Rooms: 10

Property Type: House (Res) Land Size: 785 sqm

Agent Comments



3 The Boulevard HEATHMONT 3135 (REI)



Price: \$966,000 Method: Auction Sale Date: 25/02/2017 Rooms: 10

Property Type: House (Res) Land Size: 765 sqm

Agent Comments

Account - McGrath | P: 03 9877 1277 | F: 03 9878 1613





Generated: 13/06/2017 10:48

McGrath

Jay Allen 03 9877 1277 0426 398 073 jayallen@mcgrath.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property of	offered	for	sale
-------------	---------	-----	------

Address Including suburb and postcode	

Indicative selling price

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

Range between	\$870.000	&	\$950,000
riange serveen	ψο, ο,οοο	~	4000,000

Median sale price

Median price \$	\$925,500	Н	ouse X	Sı	ıburb	Heathmont
Period - From 0	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

Account - McGrath | P: 03 9877 1277 | F: 03 9878 1613





Generated: 13/06/2017 10:48