

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 Philip Street, Heathmont, VIC 3135

INDICATIVE SELLING PRICE

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

Single Price \$1,280,000

MEDIAN SALE PRICE

Median price \$952,000 | House | Heathmont (3135)

Period - From 1 July 2017 to 30 September 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
6 FORD ST, RINGWOOD VIC 3134	\$1,291,000	24/06/2017
18 ORCHID ST, HEATHMONT VIC 3135	\$1,290,000	24/11/2017
43 ROYAL AVE, HEATHMONT VIC 3135	\$1,270,000	23/11/2017