

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
29 Edna Street, Heathmont Vic 3135

Indicative selling price

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

Single price \$920,000

Median sale price

Median price \$940,000 House Unit Suburb Heathmont

Period - From 01/07/2017 to 30/06/2018 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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 | 8 Wollahra PI HEATHMONT 3135 | \$934,000 | 23/06/2018 |
| 2 | 3 Campbell St HEATHMONT 3135 | \$930,000 | 23/05/2018 |
| 3 | 22 Portsmouth St HEATHMONT 3135 | \$915,300 | 30/04/2018 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

3 -

Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 1037 sqm approx
 Agent Comments

Indicative Selling Price
 \$920,000
Median House Price
 Year ending June 2018: \$940,000



Comparable Properties



8 Wollahra PI HEATHMONT 3135 (REI)

Agent Comments

4 2 2

Price: \$934,000
Method: Auction Sale
Date: 23/06/2018
Rooms: 6
Property Type: House (Res)
Land Size: 694 sqm approx



3 Campbell St HEATHMONT 3135 (REI)

Agent Comments

3 1 2

Price: \$930,000
Method: Private Sale
Date: 23/05/2018
Rooms: 6
Property Type: House
Land Size: 843 sqm approx



22 Portsmouth St HEATHMONT 3135 (REI/VG)

Agent Comments

4 2 2

Price: \$915,300
Method: Private Sale
Date: 30/04/2018
Rooms: 8
Property Type: House (Res)
Land Size: 668 sqm approx