

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 33 Dickasons Road, Heathmont Vic 3135

Indicative selling price

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

Range between \$780,000 & \$850,000

Median sale price

Median price \$864,000 Property Type House Suburb Heathmont

Period - From 01/07/2019 to 30/09/2019 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	62 Dickasons Rd HEATHMONT 3135	\$860,000	17/09/2019
2	7 Armstrong Rd HEATHMONT 3135	\$775,000	26/07/2019
3	2 Harriet St HEATHMONT 3135	\$770,000	01/08/2019

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.~~

This Statement of Information was prepared on: 22/10/2019 17:00



Property Type: House

Land Size: 833 sqm approx

Agent Comments

Comparable Properties



62 Dickasons Rd HEATHMONT 3135 (REI/VG) Agent Comments



Price: \$860,000

Method: Private Sale

Date: 17/09/2019

Rooms: 5

Property Type: House

Land Size: 779 sqm approx



7 Armstrong Rd HEATHMONT 3135 (REI/VG) Agent Comments



Price: \$775,000

Method: Sold Before Auction

Date: 26/07/2019

Rooms: 4

Property Type: House (Res)

Land Size: 652 sqm approx



2 Harriet St HEATHMONT 3135 (REI/VG) Agent Comments



Price: \$770,000

Method: Private Sale

Date: 01/08/2019

Rooms: 5

Property Type: House (Res)

Land Size: 887 sqm approx