

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

7 Yarang Court, Heathmont Vic 3135

Indicative selling price

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

Range between \$860,000 & \$900,000

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	5 Blenheim St HEATHMONT 3135	\$890,000	20/07/2019
2	195 Canterbury Rd HEATHMONT 3135	\$883,750	15/10/2019
3	14 Parkhaven Dr HEATHMONT 3135	\$867,000	08/10/2019

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:

11/11/2019 14:16



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Property Type: House (Previously Occupied - Detached)
Land Size: 555 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$860,000 - \$900,000
Median House Price
September quarter 2019: \$864,000

Comparable Properties



5 Blenheim St HEATHMONT 3135 (REI/VG)

[Agent Comments](#)

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Price: \$890,000
Method: Private Sale
Date: 20/07/2019
Rooms: 5
Property Type: House
Land Size: 654 sqm approx



195 Canterbury Rd HEATHMONT 3135 (REI)

[Agent Comments](#)

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Price: \$883,750
Method: Private Sale
Date: 15/10/2019
Rooms: 7
Property Type: House (Res)
Land Size: 737 sqm approx



14 Parkhaven Dr HEATHMONT 3135 (REI)

[Agent Comments](#)

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Price: \$867,000
Method: Private Sale
Date: 08/10/2019
Rooms: 6
Property Type: House
Land Size: 680 sqm approx