

# 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 93 Great Ryrie Street, Heathmont Vic 3135

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000 & \$850,000

### Median sale price

Median price \$927,500 Property Type House Suburb Heathmont

Period - From 01/07/2020 to 30/09/2020 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	16 Orchard Gr HEATHMONT 3135	\$888,000	16/11/2020
2	10 Sunset Dr HEATHMONT 3135	\$852,000	27/10/2020
3	32 Viviani Cr HEATHMONT 3135	\$841,000	27/11/2020

**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: 05/01/2021 10:24

93 Great Ryrie Street, Heathmont Vic 3135



 4    2    2

**Property Type:** House  
**Land Size:** 696 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$800,000 - \$850,000  
**Median House Price**  
September quarter 2020: \$927,500

## Comparable Properties



16 Orchard Gr HEATHMONT 3135 (REI)

**Agent Comments**

 4    2    2

**Price:** \$888,000  
**Method:** Private Sale  
**Date:** 16/11/2020  
**Property Type:** House  
**Land Size:** 734 sqm approx



10 Sunset Dr HEATHMONT 3135 (REI)

**Agent Comments**

 3    2    1

**Price:** \$852,000  
**Method:** Private Sale  
**Date:** 27/10/2020  
**Property Type:** House  
**Land Size:** 661 sqm approx



32 Viviani Cr HEATHMONT 3135 (REI)

**Agent Comments**

 3    2    1

**Price:** \$841,000  
**Method:** Private Sale  
**Date:** 27/11/2020  
**Property Type:** House  
**Land Size:** 780 sqm approx

**Account - Barry Plant** | P: 03 9803 0400 | F: 03 9803 0814



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.