### 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

9 Karista Avenue, Heathmont Vic 3135

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au/	/underquot	ing		
Range betweer	\$750,000		&		\$820,000			
Median sale pr	ice							
Median price	\$850,000	Pro	operty Type	Hou	se		Suburb	Heathmont
Period - From	10/11/2018	to	09/11/2019		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	17 Marwarra St RINGWOOD EAST 3135	\$895,000	27/07/2019
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:

10/11/2019 17:55



# Harcourts





Property Type: House Land Size: 686 sqm approx Agent Comments Indicative Selling Price \$750,000 - \$820,000 Median House Price 10/11/2018 - 09/11/2019: \$850,000

## **Comparable Properties**



17 Marwarra St RINGWOOD EAST 3135 (REI/VG)

Price: \$895,000 Method: Sold Before Auction Date: 27/07/2019 Rooms: 7 Property Type: House (Res)

Land Size: 671 sqm approx



## **195 Canterbury Rd HEATHMONT 3135 (REI)** Agent Comments

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)



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

Agent Comments

Account - Harcourts Vermont South | P: 03 98861008



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.