

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 consumer.vic.gov.au/underquoting

Range between \$750,000 & \$820,000

Median sale price

Median price \$850,000 Property Type House Suburb Heathmont

Period - From 10/11/2018 to 09/11/2019 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	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



4 1 1

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)

Agent Comments

4 3 1

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

4 2 6

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

4 2 2

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