

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

2 Wendy Court, Heathmont 3135 1210 m² 3 1 2

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Price range \$ 1,000,000 - \$ 1,100,000

Median sale price

Median price \$ 921,000

House

Suburb Heathmont 3135

Period - From 01 01 2018

to 03 09 2018

Source realestate.com.au

Comparable property sales

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
4 Wendy Court, Heathmont 3135 1149 m ² 3 1 1 next door	\$ 1,035,000	16 03 2018
3 Sharp Court, Heathmont 3135 1117 m ² 3 1 2 450m away	\$ 1,075,000	19 07 2018
5 Wollahra Court, Heathmont 3135 980 m ² 3 2 1 430m away	\$ 1,010,000	02 06 2018

Geoffrey Bricknell 0407 940 939

GBRE

Geoffrey Bricknell Real Estate

Eastern Region Internet based property sales
ABN 79 889 628 591 7 Wotan Court Lilydale

Powered by realestate.com.au