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	4a Myrtle Avenue, Heathmont Vic 3135

Indicative selling price

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

Single price $940,000

Median sale price

Median price $752,000 Property Type Unit Suburb Heathmont

Period - From 01/04/2021 to 30/06/2021 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	1A Pearwood St RINGWOOD 3134	$900,000	17/07/2021
2	85a Viviani Cr HEATHMONT 3135	$930,000	16/04/2021
3	1/25 Armstrong Rd HEATHMONT 3135	$960,000	13/09/2021

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: 13/10/2021 13:26

4a Myrtle Avenue, Heathmont Vic 3135

3 2 2

Rooms: 5
Property Type: Unit
Land Size: 275 sqm approx

Agent Comments

Indicative Selling Price
$940,000
Median Unit Price
June quarter 2021: $752,000

Comparable Properties

1A Pearwood St RINGWOOD 3134 (REI/VG)

3 2 1

Price: $900,000
Method: Auction Sale
Date: 17/07/2021
Property Type: House (Res)
Land Size: 307 sqm approx

Agent Comments

85a Viviani Cr HEATHMONT 3135 (REI/VG)

3 2 2

Price: $930,000
Method: Private Sale
Date: 16/04/2021
Property Type: House
Land Size: 455 sqm approx

Agent Comments

1/25 Armstrong Rd HEATHMONT 3135 (REI)

3 1 1

Price: $960,000
Method: Auction Sale
Date: 13/09/2021
Rooms: 5
Property Type: Unit
Land Size: 410 sqm approx

Agent Comments

Account - Philip Webb

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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.