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	36 The Greenway, Heathmont Vic 3135

Indicative selling price

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

Range between $1,350,000 & $1,485,000

Median sale price

Median price $1,062,500 Property Type House Suburb Heathmont

Period - From 01/07/2022 to 30/06/2023 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	24 Royal Av HEATHMONT 3135	$1,450,000	27/06/2023
2	25 Edna St HEATHMONT 3135	$1,420,000	10/06/2023
3			

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: 26/07/2023 07:08

36 The Greenway, Heathmont Vic 3135

Christine Bafas
9908 5700
0427 835 610
christinebafas@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 865 sqm approx

Agent Comments

Indicative Selling Price
$1,350,000 - $1,485,000
Median House Price
Year ending June 2023: $1,062,500

Comparable Properties



24 Royal Av HEATHMONT 3135 (REI)

5 2 3

Price: $1,450,000
Method: Private Sale
Date: 27/06/2023
Property Type: House
Land Size: 871 sqm approx

Agent Comments



25 Edna St HEATHMONT 3135 (REI)

4 2 3

Price: $1,420,000
Method: Private Sale
Date: 10/06/2023
Property Type: House (Res)
Land Size: 1042 sqm approx

Agent Comments

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.

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