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	120 Heathmont Road, Heathmont Vic 3135

Indicative selling price

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

Single price $1,035,000

Median sale price

Median price $1,080,000 Property Type House Suburb Heathmont

Period - From 01/04/2024 to 30/06/2024 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	49 The Boulevard HEATHMONT 3135	$1,030,000	07/05/2024
2			
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: 18/09/2024 15:08

120 Heathmont Road, Heathmont Vic 3135

Jacob McGlinchey
9870 6211
0433 224 117
jacobmcglinchey@jelliscraig.com.au



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Property Type: House
Land Size: 913 sqm approx

Agent Comments

Indicative Selling Price
$1,035,000
Median House Price
June quarter 2024: $1,080,000

Comparable Properties



49 The Boulevard HEATHMONT 3135 (REI/VG)

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Agent Comments

Price: $1,030,000
Method: Private Sale
Date: 07/05/2024
Property Type: House
Land Size: 887 sqm approx

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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