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	13 Myrtle Avenue, Heathmont Vic 3135

Indicative selling price

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

Range between $790,000 & $860,000

Median sale price

Median price $817,500 Property Type House Suburb Heathmont

Period - From 01/04/2019 to 30/06/2019 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 Braeside Av RINGWOOD EAST 3135	$860,000	14/09/2019
2	67 Bedford Rd RINGWOOD EAST 3135	$822,000	07/08/2019
3	95 Campbell St HEATHMONT 3135	$800,000	22/05/2019

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: 18/09/2019 13:05

13 Myrtle Avenue, Heathmont Vic 3135

Peter Moulden
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3 2 2

Property Type: House
Land Size: 771 sqm approx

Agent Comments

Indicative Selling Price
$790,000 - $860,000
Median House Price
June quarter 2019: $817,500

Comparable Properties



17 Braeside Av RINGWOOD EAST 3135 (REI)

3 2 2

Price: $860,000
Method: Auction Sale
Date: 14/09/2019
Rooms: 5
Property Type: House (Res)
Land Size: 766 sqm approx

Agent Comments



67 Bedford Rd RINGWOOD EAST 3135 (REI)

3 1 2

Price: $822,000
Method: Sold Before Auction
Date: 07/08/2019
Rooms: 4
Property Type: House (Res)
Land Size: 693 sqm approx

Agent Comments



95 Campbell St HEATHMONT 3135 (REI)

3 1 2

Price: $800,000
Method: Private Sale
Date: 22/05/2019
Rooms: 6
Property Type: House (Res)
Land Size: 670 sqm approx

Agent Comments

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.