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	78 Great Ryrie Street, Heathmont Vic 3135

Indicative selling price

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

Range between $670,000 & $730,000

Median sale price

Median price $712,000 Property Type Unit Suburb Heathmont

Period - From 01/07/2023 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	1/4 Campbell St HEATHMONT 3135	$680,000	29/07/2024
2	50 Alexandra Rd RINGWOOD EAST 3135	$775,000	23/03/2024
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: 26/08/2024 14:12

78 Great Ryrie Street, Heathmont Vic 3135

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2 1 1

Property Type: House

Agent Comments

Indicative Selling Price
$670,000 - $730,000
Median Unit Price
Year ending June 2024: $712,000

Comparable Properties



1/4 Campbell St HEATHMONT 3135 (REI)

2 1 1

Price: $680,000
Method: Private Sale
Date: 29/07/2024
Property Type: Unit
Land Size: 248 sqm approx

Agent Comments



50 Alexandra Rd RINGWOOD EAST 3135 (REI/VG)

2 1 2

Price: $775,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 421 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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