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	7 Lee Court, Heathmont Vic 3135

Indicative selling price

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

Range between $795,000 & $845,000

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	90 Heathmont Rd HEATHMONT 3135	$778,000	14/09/2024
2	9 Dirkala Av HEATHMONT 3135	$872,000	05/09/2024
3	8 Westmore Dr HEATHMONT 3135	$840,100	31/07/2024

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: 02/10/2024 14:58

7 Lee Court, Heathmont Vic 3135

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3 1 1

Property Type: House
Land Size: 568 sqm approx

Agent Comments

Indicative Selling Price
$795,000 - $845,000
Median House Price
June quarter 2024: $1,080,000

Comparable Properties



90 Heathmont Rd HEATHMONT 3135 (REI)

3 2 1

Price: $778,000
Method: Auction Sale
Date: 14/09/2024
Property Type: House (Res)
Land Size: 529 sqm approx

Agent Comments



9 Dirkala Av HEATHMONT 3135 (REI)

3 1 2

Price: $872,000
Method: Private Sale
Date: 05/09/2024
Property Type: House (Res)

Agent Comments



8 Westmore Dr HEATHMONT 3135 (REI/VG)

3 1 1

Price: $840,100
Method: Private Sale
Date: 31/07/2024
Property Type: House
Land Size: 580 sqm approx

Agent Comments

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