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	23 Westmore Drive, Heathmont Vic 3135

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,035,000 Property Type House Suburb Heathmont

Period - From 01/07/2024 to 30/09/2024 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	2 Ross Cr HEATHMONT 3135	$1,130,000	23/10/2024
2	21 Dickasons Rd HEATHMONT 3135	$1,255,000	21/09/2024
3	13 Westmore Dr HEATHMONT 3135	$1,041,000	10/09/2024

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: 12/11/2024 16:53

23 Westmore Drive, Heathmont Vic 3135

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



4 2 2

Property Type: House
Land Size: 534 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
September quarter 2024: $1,035,000

Comparable Properties



2 Ross Cr HEATHMONT 3135 (REI)

4 2 2

Price: $1,130,000
Method: Private Sale
Date: 23/10/2024
Property Type: House
Land Size: 575 sqm approx

Agent Comments



21 Dickasons Rd HEATHMONT 3135 (REI)

4 2 -

Price: $1,255,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)

Agent Comments



13 Westmore Dr HEATHMONT 3135 (REI/VG)

3 2 2

Price: $1,041,000
Method: Private Sale
Date: 10/09/2024
Property Type: House (Res)
Land Size: 567 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9870 6211

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