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

28 Edna Street, Heathmont Vic 3135

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betweer	n \$1,280,000		&		\$1,400,0	00		
Median sale p	rice							
Median price	\$1,185,000	Pro	operty Type	Hous	se		Suburb	Heathmont
Period - From	01/10/2021	to	31/12/2021		So	urce	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	6 Reilly St RINGWOOD 3134	\$1,360,000	09/04/2022
2	5 Bondi St RINGWOOD EAST 3135	\$1,325,000	13/11/2021
3	13 Waters Gr HEATHMONT 3135	\$1,310,000	10/02/2022

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:

11/04/2022 14:23









Property Type: House (Previously Occupied - Detached) Land Size: 956 sqm approx Agent Comments Indicative Selling Price \$1,280,000 - \$1,400,000 Median House Price December quarter 2021: \$1,185,000

Comparable Properties

	6 Reilly St RINGWOOD 3134 (REI) 1 4 1 2 1 1 4	Agent Comments
	Price: \$1,360,000 Method: Auction Sale Date: 09/04/2022 Rooms: 8 Property Type: House (Res) Land Size: 1156 sqm approx	_
	5 Bondi St RINGWOOD EAST 3135 (REI/VG)	Agent Comments
	Price: \$1,325,000 Method: Sold Before Auction Date: 13/11/2021 Property Type: House (Res) Land Size: 919 sqm approx	
AR ALCONOM	13 Waters Gr HEATHMONT 3135 (REI) 4 4 2 2 2 2	Agent Comments
	Price: \$1,310,000 Method: Private Sale Date: 10/02/2022	_
	Property Type: House Land Size: 830 sqm approx	

Account - Philip Webb



propertydata

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