

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 consumer.vic.gov.au/underquoting

Range between \$1,280,000 & \$1,400,000

Median sale price

Median price \$1,185,000 Property Type House Suburb Heathmont

Period - From 01/10/2021 to 31/12/2021 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	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)

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



13 Waters Gr HEATHMONT 3135 (REI)

Agent Comments



Price: \$1,310,000
Method: Private Sale
Date: 10/02/2022
Property Type: House
Land Size: 830 sqm approx

Account - Philip Webb