

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

1/16 Daisy Street, Heathmont Vic 3135

Indicative selling price

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

Range between \$940,000 & \$990,000

Median sale price

Median price \$798,625 Property Type Unit Suburb Heathmont

Period - From 01/10/2022 to 30/09/2023 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	27 Thomas St RINGWOOD 3134	\$978,500	26/05/2023
2	3/180 Wantirna Rd RINGWOOD 3134	\$975,000	20/10/2023
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:

15/11/2023 11:42



Property Type:
Agent Comments

Indicative Selling Price
\$940,000 - \$990,000
Median Unit Price
Year ending September 2023: \$798,625

Comparable Properties



27 Thomas St RINGWOOD 3134 (REI)

Agent Comments



Price: \$978,500
Method: Private Sale
Date: 26/05/2023
Property Type: House
Land Size: 734 sqm approx



3/180 Wantirna Rd RINGWOOD 3134 (REI)

Agent Comments



Price: \$975,000
Method: Private Sale
Date: 20/10/2023
Property Type: Townhouse (Single)
Land Size: 207 sqm approx

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.

Account - Barry Plant | P: 03 9722 7166 | F: 03 9722 7008