

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

1/2 Lee Court, Heathmont Vic 3135

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$747,500 Property Type Unit Suburb Heathmont

Period - From 01/10/2023 to 31/12/2023 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	6/6-8 Nelson St RINGWOOD 3134	\$615,000	08/11/2023
2	3/35 Wantirna Rd RINGWOOD 3134	\$575,000	17/11/2023
3	4/8 Neil St HEATHMONT 3135	\$538,880	27/10/2023

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:

10/04/2024 09:51



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Property Type: Unit
Land Size: 279 sqm approx
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median Unit Price
December quarter 2023: \$747,500

Comparable Properties

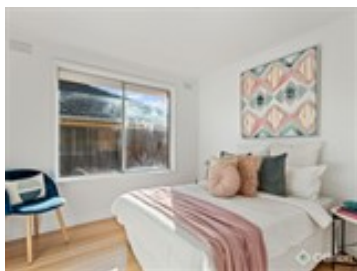


6/6-8 Nelson St RINGWOOD 3134 (REI)

Agent Comments

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Price: \$615,000
Method: Private Sale
Date: 08/11/2023
Property Type: Unit



3/35 Wantirna Rd RINGWOOD 3134 (REI/VG)

Agent Comments

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Price: \$575,000
Method: Private Sale
Date: 17/11/2023
Property Type: Unit



4/8 Neil St HEATHMONT 3135 (REI/VG)

Agent Comments

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Price: \$538,880
Method: Private Sale
Date: 27/10/2023
Property Type: Unit

Account - Barry Plant | P: (03) 9431 1243