Statement of Information

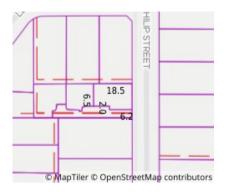
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Proper	rty offered	l for sale							,	
Address Including suburb and postcode 1/2 Philip Street, Heathmont Vic 3135										
Indicat	tive sellin	g price								
For the	meaning of	f this price se	e cor	nsumer.vic.gov.au	underquot	ting				
Range between \$1,080,000				&	\$1,180,0	\$1,180,000				
Median sale price										
Media	an price \$8	856,250	Pı	roperty Type Unit			Suburb	Heathmont		
Period	d - From 0	1/01/2025	to	31/03/2025	So	urce	REIV			
Compa	arable pro	perty sales	s (*D€	elete A or B belo	ow as app	olical	ble)			
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							P	rice	Date of sale	
1										
2										
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:							14/05/2025 17:22		









Indicative Selling Price \$1,080,000 - \$1,180,000 Median Unit Price March quarter 2025: \$856,250

Comparable Properties

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



