

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

1/4 Campbell Street, Heathmont Vic 3135

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$757,450 Property Type Unit Suburb Heathmont

Period - From 01/04/2023 to 31/03/2024 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	25 Summer La RINGWOOD 3134	\$700,000	16/05/2024
2	1/51 Campbell St HEATHMONT 3135	\$675,000	20/03/2024
3	3/11 Neville St RINGWOOD 3134	\$662,000	15/05/2024

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:

25/06/2024 16:01



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Property Type: Unit
Land Size: 247 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$700,000
Median Unit Price
Year ending March 2024: \$757,450

Comparable Properties



25 Summer La RINGWOOD 3134 (REI)

Agent Comments

2 1 6

Price: \$700,000
Method: Private Sale
Date: 16/05/2024
Property Type: House
Land Size: 417 sqm approx



1/51 Campbell St HEATHMONT 3135 (REI/VG)

Agent Comments

2 1 2

Price: \$675,000
Method: Private Sale
Date: 20/03/2024
Property Type: Unit
Land Size: 375 sqm approx



3/11 Neville St RINGWOOD 3134 (REI)

Agent Comments

2 1 1

Price: \$662,000
Method: Private Sale
Date: 15/05/2024
Property Type: Unit
Land Size: 253 sqm approx