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 Craig Court, Heathmont Vic 3135

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$800,000		&		\$880,000			
Median sale pr	ice							
Median price	\$1,097,000	Pro	operty Type	Hou	se		Suburb	Heathmont
Period - From	01/10/2022	to	30/09/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	6 Sunset Dr HEATHMONT 3135	\$895,000	24/10/2023
2	73 Heathmont Rd HEATHMONT 3135	\$848,350	18/08/2023
3	2 Culverlands Rd HEATHMONT 3135	\$810,000	14/08/2023

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:

06/11/2023 11:24





Grant Lynch





Property Type: House (Res) **Land Size:** 418 sqm approx Agent Comments 9908 5700 0408110 011 grantlynch@jelliscraig.com.au Indicative Selling Price

\$800,000 - \$880,000 Median House Price Year ending September 2023: \$1,097,000

Comparable Properties



6 Sunset Dr HEATHMONT 3135 (REI)



Price: \$895,000 Method: Private Sale Date: 24/10/2023 Property Type: House Land Size: 657 sqm approx Agent Comments



73 Heathmont Rd HEATHMONT 3135 (REI/VG) Agent Comments



Price: \$848,350 Method: Private Sale Date: 18/08/2023 Property Type: House Land Size: 704 sqm approx



2 Culverlands Rd HEATHMONT 3135 (REI/VG) Agent Comments



Price: \$810,000 Method: Private Sale Date: 14/08/2023 Property Type: House Land Size: 656 sqm approx

Account - Jellis Craig | P: (03) 9908 5700



propertydata

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