

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 consumer.vic.gov.au/underquoting

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$1,097,000

Property Type

House

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	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



3 2 1

Property Type: House (Res)

Land Size: 418 sqm approx

Agent Comments

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)

Agent Comments

3 2 2

Price: \$895,000

Method: Private Sale

Date: 24/10/2023

Property Type: House

Land Size: 657 sqm approx



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

3 1 2

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

4 2 3

Price: \$810,000

Method: Private Sale

Date: 14/08/2023

Property Type: House

Land Size: 656 sqm approx