

# 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

10 Westmore Drive, Heathmont Vic 3135

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$940,000 & \$990,000

### Median sale price

Median price \$950,000 Property Type House 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	84 Rachele Dr WANTIRNA 3152	\$955,000	02/12/2023
2	23 Edna St HEATHMONT 3135	\$950,000	02/12/2023
3	28 Juniper Rd WANTIRNA 3152	\$927,500	02/12/2023

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:

04/03/2024 15:50



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**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 577 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$940,000 - \$990,000  
**Median House Price**  
December quarter 2023: \$950,000

## Comparable Properties

**84 Rachele Dr WANTIRNA 3152 (REI)**

[Agent Comments](#)

 5    2    3

**Price:** \$955,000  
**Method:** Auction Sale  
**Date:** 02/12/2023  
**Property Type:** House (Res)



**23 Edna St HEATHMONT 3135 (REI/VG)**

[Agent Comments](#)

 4    2    1

**Price:** \$950,000  
**Method:** Private Sale  
**Date:** 02/12/2023  
**Property Type:** House  
**Land Size:** 1038 sqm approx



**28 Juniper Rd WANTIRNA 3152 (REI)**

[Agent Comments](#)

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**Price:** \$927,500  
**Method:** Auction Sale  
**Date:** 02/12/2023  
**Property Type:** House (Res)  
**Land Size:** 943 sqm approx

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