

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

11 VALE STREET HEATHMONT VIC 3135

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,104,000

Property type

House

Suburb

Heathmont

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 6 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

24 CUTHBERT STREET HEATHMONT VIC 3135	\$870,000	24-Nov-23
6 SUNSET DRIVE HEATHMONT VIC 3135	\$895,000	24-Oct-23
303 CANTERBURY ROAD RINGWOOD VIC 3134	\$835,000	07-Oct-23

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 6 months.~~

This Statement of Information was prepared on: 04 March 2024

**24 CUTHBERT STREET
HEATHMONT VIC 3135**

3 1 2

Sold Price **\$870,000** Sold Date **24-Nov-23**Distance **0.43km****6 SUNSET DRIVE HEATHMONT VIC
3135**

3 2 2

Sold Price **\$895,000** Sold Date **24-Oct-23**Distance **0.88km****303 CANTERBURY ROAD
RINGWOOD VIC 3134**

3 1 1

Sold Price **\$835,000** Sold Date **07-Oct-23**Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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