## Statement of Information

## Single residential property located in the Melbourne metropolitan area

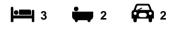
## Section 47AF of the Estate Agents Act 1980

Property offered for sale													
Address Including suburb and postcode			2 Bennett Avenue, Heathmont Vic 3135										
Indicative selling price													
For the meaning of this price see consumer.vic.gov.au/underquoting													
Range between \$980,0			000		&	\$1,070,000		000					
Median sale price													
Median price \$95		\$950,00	00	Property Type		Hous	е		Sub	urb	Heathmont		
Period	d - From	01/10/2	023	to	31/12/2023	3	So	ource	REI	V			
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										Pr	ice	Date of sale	
1													
2													
3													
OR													
B*		_	_		epresentativ wo kilometre		•					ee comparable onths.	
	This Statement of Information was prepared on:										05/04/2024 17:46		









**Property Type:** House (Res) **Land Size:** 922 sqm approx

**Agent Comments** 

Indicative Selling Price \$980,000 - \$1,070,000 Median House Price December quarter 2023: \$950,000

## Comparable Properties

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.

Account - Harcourts Vermont South | P: 03 98861008



