

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	22 Portsmouth Street Heathmont, 3135
-------------------------------------------------	--------------------------------------

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$995,000 & \$1,090,000
---------------	-------------------------

Median sale price

Median price	\$1,270,000	Property Type	NOT PROVIDED	Suburb	HEATHMONT
Period - From	31-Mar-2023	to	28-Feb-2024	Source	realestate.com.au

Comparable property sales

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	11 Danielle Crescent, Heathmont, Vic 3135	\$1,090,000	31-Aug-2023
2	5 Martin Street, Heathmont, Vic 3135	\$1,160,000	10-Mar-2024
3	376 Canterbury Road, Heathmont, Vic 3135	\$1,025,000	15-Dec-2023

This statement of information was prepared on 25-Mar-2024 at 2:10:07 PM EST