

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

22 Royal Avenue, Heathmont Vic 3135

Indicative selling price

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

Range between \$1,280,000 & \$1,380,000

Median sale price

Median price \$1,062,500 Property Type House Suburb Heathmont

Period - From 01/07/2022 to 30/06/2023 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	8 Bennett Av HEATHMONT 3135	\$1,360,000	29/08/2023
2	29 Washusen Rd HEATHMONT 3135	\$1,312,500	14/09/2023
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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:

02/10/2023 16:52



Property Type: House

Land Size: 922 sqm approx

Agent Comments

Comparable Properties



8 Bennett Av HEATHMONT 3135 (REI)

Agent Comments



Price: \$1,360,000

Method: Private Sale

Date: 29/08/2023

Property Type: House

Land Size: 921 sqm approx



29 Washusen Rd HEATHMONT 3135 (REI)

Agent Comments



Price: \$1,312,500

Method: Sold Before Auction

Date: 14/09/2023

Property Type: House (Res)

Land Size: 654 sqm approx

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.