

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

23 Orchid Street, Heathmont Vic 3135

Indicative selling price

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

Range between \$980,000 & \$1,070,000

Median sale price

Median price \$1,060,000 Property Type House Suburb Heathmont

Period - From 01/01/2024 to 31/03/2024 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	2A Frances St HEATHMONT 3135	\$980,000	07/03/2024
2	17 Larne Av BAYSWATER 3153	\$999,000	02/12/2023
3			

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: 22/04/2024 11:18



 3  2  2

Property Type: House

Land Size: 700 sqm approx

Agent Comments

Comparable Properties



2A Frances St HEATHMONT 3135 (REI)

Agent Comments

 3  2  2

Price: \$980,000

Method: Private Sale

Date: 07/03/2024

Property Type: House

Land Size: 574 sqm approx



17 Larne Av BAYSWATER 3153 (REI/VG)

Agent Comments

 3  2  2

Price: \$999,000

Method: Auction Sale

Date: 02/12/2023

Property Type: House (Res)

Land Size: 730 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.