

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

25 Pleasant Drive, Heathmont Vic 3135

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$950,000 Property Type House Suburb Heathmont

Period - From 01/10/2023 to 31/12/2023 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	11 Malcolm Ct RINGWOOD EAST 3135	\$1,250,000	12/02/2024
2	7 Coolooli Ct RINGWOOD EAST 3135	\$1,180,000	12/12/2023
3	23 Fernwood Av RINGWOOD EAST 3135	\$1,130,000	16/02/2024

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:

10/04/2024 10:06



 5  2  2

Property Type: House
Land Size: 1008 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
December quarter 2023: \$950,000

Comparable Properties



11 Malcolm Ct RINGWOOD EAST 3135 (REI)

Agent Comments

 4  2  2

Price: \$1,250,000
Method: Private Sale
Date: 12/02/2024
Property Type: House
Land Size: 1125 sqm approx



7 Coolooli Ct RINGWOOD EAST 3135 (REI)

Agent Comments

 4  2  2

Price: \$1,180,000
Method: Private Sale
Date: 12/12/2023
Property Type: House
Land Size: 656 sqm approx



23 Fernwood Av RINGWOOD EAST 3135 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,130,000
Method: Sold Before Auction
Date: 16/02/2024
Property Type: House (Res)
Land Size: 640 sqm approx

Account - Barry Plant | P: 03 9842 8888