

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 Woodlands Road, Heathmont Vic 3135

Indicative selling price

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

Range between

\$1,100,000

&

\$1,150,000

Median sale price

Median price

\$1,066,500

Property Type

House

Suburb

Heathmont

Period - From

31/01/2023

to

30/01/2024

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.

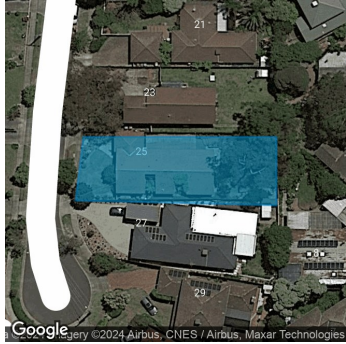
	Address of comparable property	Price	Date of sale
1	18 Stoda St HEATHMONT 3135	\$1,180,500	09/09/2023
2	7 Campbell St HEATHMONT 3135	\$1,151,000	08/01/2024
3	5 Reumah Ct HEATHMONT 3135	\$1,150,000	11/08/2023

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:

31/01/2024 12:40



3 2 1

Property Type: House
Land Size: 670 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,150,000
Median House Price
 31/01/2023 - 30/01/2024: \$1,066,500

Comparable Properties



18 Stoda St HEATHMONT 3135 (REI/VG)

Agent Comments

3 2 1

Price: \$1,180,500
Method: Auction Sale
Date: 09/09/2023
Property Type: House (Res)
Land Size: 693 sqm approx



7 Campbell St HEATHMONT 3135 (REI)

Agent Comments

3 1 1

Price: \$1,151,000
Method: Private Sale
Date: 08/01/2024
Property Type: House (Res)
Land Size: 837 sqm approx



5 Reumah Ct HEATHMONT 3135 (REI/VG)

Agent Comments

4 2 2

Price: \$1,150,000
Method: Private Sale
Date: 11/08/2023
Property Type: House
Land Size: 537 sqm approx

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