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

3/136 Bedford Road, Heathmont Vic 3135

Indicative selling price

For the meaning	of this price see	consu	mer.vic.go	v.au/	underquot	ing		
Range betweer	n \$580,000		&		\$620,000			
Median sale p	rice							
Median price	\$747,500	Prop	erty Type	Unit			Suburb	Heathmont
Period - From	01/10/2023	to 3	1/12/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	1/184 Bedford Rd HEATHMONT 3135	\$638,000	18/10/2023
2	4/259 Canterbury Rd HEATHMONT 3135	\$617,200	16/02/2024
3	2/302 Canterbury Rd HEATHMONT 3135	\$605,000	09/11/2023

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:

13/03/2024 18:15



3/136 Bedford Road, Heathmont Vic 3135







Property Type: Unit Agent Comments Jacob McGlinchey 9870 6211 0433 224 117 jacobmcglinchey@jelliscraig.com.au

> Indicative Selling Price \$580,000 - \$620,000 Median Unit Price December quarter 2023: \$747,500

Comparable Properties



1/184 Bedford Rd HEATHMONT 3135 (REI/VG) Agent Comments



Price: \$638,000 Method: Private Sale Date: 18/10/2023 Property Type: Unit Land Size: 157 sqm approx



4/259 Canterbury Rd HEATHMONT 3135 (REI) Agent Comments



Price: \$617,200 Method: Private Sale Date: 16/02/2024 Property Type: Unit Land Size: 152 sqm approx



2/302 Canterbury Rd HEATHMONT 3135 (REI/VG)



Price: \$605,000 Method: Private Sale Date: 09/11/2023 Property Type: Unit

Account - Jellis Craig | P: 03 9870 6211 | F: 03 9870 6024



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Agent Comments