

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 consumer.vic.gov.au/underquoting

Range between

\$580,000

&

\$620,000

Median sale price

Median price

\$747,500

Property Type

Unit

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	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



Property Type: Unit

Agent Comments

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) **Agent Comments**



Price: \$605,000

Method: Private Sale

Date: 09/11/2023

Property Type: Unit