

# 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 34 Daisy Street, Heathmont Vic 3135

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$880,000 & \$940,000

### Median sale price

Median price \$1,030,000 Property Type House Suburb Heathmont

Period - From 19/06/2023 to 18/06/2024 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	66 Rachele Dr WANTIRNA 3152	\$880,000	30/04/2024
2	1/24 Inchcape Av WANTIRNA 3152	\$805,000	20/05/2024
3	41 Canterbury Rd RINGWOOD EAST 3135	\$790,000	04/06/2024

**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: 19/06/2024 16:21



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 753 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$880,000 - \$940,000  
**Median House Price**  
 19/06/2023 - 18/06/2024: \$1,030,000

## Comparable Properties



**66 Rachele Dr WANTIRNA 3152 (REI)**

Agent Comments



**Price:** \$880,000  
**Method:** Private Sale  
**Date:** 30/04/2024  
**Property Type:** House  
**Land Size:** 734 sqm approx



**1/24 Inchcape Av WANTIRNA 3152 (REI)**

Agent Comments



**Price:** \$805,000  
**Method:** Private Sale  
**Date:** 20/05/2024  
**Property Type:** Unit  
**Land Size:** 725 sqm approx



**41 Canterbury Rd RINGWOOD EAST 3135 (REI)**

Agent Comments



**Price:** \$790,000  
**Method:** Private Sale  
**Date:** 04/06/2024  
**Property Type:** House  
**Land Size:** 650 sqm approx

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