

# 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 41 Dickasons Road, 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 \$990,000 & \$1,040,000

### Median sale price

Median price \$1,075,000 Property Type House Suburb Heathmont

Period - From 01/01/2023 to 31/03/2023 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	69 Great Ryrie St HEATHMONT 3135	\$1,050,000	29/04/2023
2	11 Woodlands Rd HEATHMONT 3135	\$1,030,000	24/06/2023
3	41 Ford St RINGWOOD 3134	\$1,000,000	02/02/2023

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: 10/07/2023 10:51



 3    1    1

**Property Type:** House  
**Land Size:** 840 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$990,000 - \$1,040,000  
**Median House Price**  
March quarter 2023: \$1,075,000

## Comparable Properties



**69 Great Ryrie St HEATHMONT 3135 (REI)**

**Agent Comments**

 3    1    2

**Price:** \$1,050,000  
**Method:** Auction Sale  
**Date:** 29/04/2023  
**Property Type:** House (Res)  
**Land Size:** 710 sqm approx



**11 Woodlands Rd HEATHMONT 3135 (REI)**

**Agent Comments**

 3    2    2

**Price:** \$1,030,000  
**Method:** Auction Sale  
**Date:** 24/06/2023  
**Property Type:** House (Res)  
**Land Size:** 548 sqm approx



**41 Ford St RINGWOOD 3134 (REI)**

**Agent Comments**

 4    1    1

**Price:** \$1,000,000  
**Method:** Private Sale  
**Date:** 02/02/2023  
**Property Type:** House (Res)  
**Land Size:** 846 sqm approx

**Account - Barry Plant** | P: 03 9722 7166 | F: 03 9722 7008