## 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	41 Dickasons Road, Heathmont Vic 3135
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$990,000	&	\$1,040,000
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#### Median sale price

Median price	\$1,075,000	Pro	perty 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

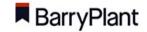
Add	dress of comparable property	Price	Date of sale
1	69 Great Ryrie St HEATHMONT 3135	\$1,050,000	29/04/2023
2	11 Woodlands Rd HEATHMONT 3135	\$1,030,000	24/06/2023
3	41 Ford St RINGWOOD 3134	\$1,000,000	02/02/2023

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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









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)

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Price: \$1,050,000 Method: Auction Sale Date: 29/04/2023

Property Type: House (Res) Land Size: 710 sqm approx

**Agent Comments** 



11 Woodlands Rd HEATHMONT 3135 (REI)







Price: \$1,030,000

Method: Auction Sale Date: 24/06/2023

Property Type: House (Res) Land Size: 548 sqm approx

Agent Comments



41 Ford St RINGWOOD 3134 (REI)



Price: \$1,000,000 Method: Private Sale Date: 02/02/2023

Property Type: House (Res) Land Size: 846 sqm approx Agent Comments

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



