

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

49 The Boulevard, Heathmont Vic 3135

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,050,000 Property Type House Suburb Heathmont

Period - From 01/01/2023 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.

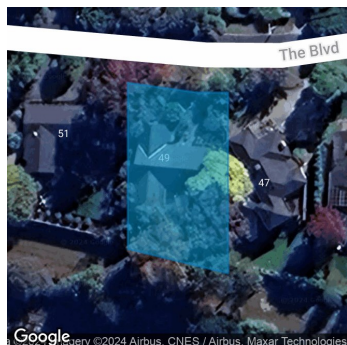
	Address of comparable property	Price	Date of sale
1	14 Fremont St HEATHMONT 3135	\$1,100,000	05/03/2024
2	53 Canterbury Rd HEATHMONT 3135	\$1,080,000	06/04/2024
3	11 Milton St HEATHMONT 3135	\$1,060,000	29/02/2024

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:

08/04/2024 09:51



Property Type: House (Previously Occupied - Detached)

Land Size: 941 sqm approx

Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
Year ending December 2023: \$1,050,000

Comparable Properties



14 Fremont St HEATHMONT 3135 (REI)

Agent Comments



Price: \$1,100,000

Method: Private Sale

Date: 05/03/2024

Property Type: House

Land Size: 345 sqm approx



53 Canterbury Rd HEATHMONT 3135 (REI)

Agent Comments



Price: \$1,080,000

Method: Auction Sale

Date: 06/04/2024

Property Type: House (Res)



11 Milton St HEATHMONT 3135 (REI)

Agent Comments



Price: \$1,060,000

Method: Private Sale

Date: 29/02/2024

Property Type: House

Land Size: 1001 sqm approx

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