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

5/6-8 The Greenway, Heathmont Vic 3135

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au/ι	underquot	ing		
Range betweer	\$630,000		&		\$670,000			
Median sale pi	rice							
Median price	\$672,500	Pro	operty Type	Unit			Suburb	Heathmont
Period - From	28/07/2022	to	27/07/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	51 Kumala Rd BAYSWATER 3153	\$695,000	08/03/2023
2	9/270 Canterbury Rd HEATHMONT 3135	\$620,000	15/05/2023
3	2/22 Lena Gr RINGWOOD 3134	\$592,000	18/04/2023

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:

28/07/2023 11:59









Property Type: Unit Land Size: 293 sqm approx Agent Comments Indicative Selling Price \$620,000 - \$670,000 Median Unit Price 28/07/2022 - 27/07/2023: \$672,500

Comparable Properties



51 Kumala Rd BAYSWATER 3153 (REI/VG)



Price: \$695,000 Method: Private Sale Date: 08/03/2023 Rooms: 3 Property Type: House (Res) Land Size: 256 sqm approx

Agent Comments



9/270 Canterbury Rd HEATHMONT 3135 (VG)

Agent Comments



Price: \$620,000 Method: Sale Date: 15/05/2023 Property Type: Flat/Unit/Apartment (Res)



2/22 Lena Gr RINGWOOD 3134 (REI/VG)



Agent Comments

Price: \$592,000 Method: Private Sale Date: 18/04/2023 Property Type: Unit Land Size: 154 sqm approx

Account - Barry Plant | P: 03 9842 8888



propertydata

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