

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$630,000 & \$670,000

### Median sale price

Median price \$672,500 Property Type Unit Suburb Heathmont

Period - From 28/07/2022 to 27/07/2023 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 | 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



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**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)

Agent Comments

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



9/270 Canterbury Rd HEATHMONT 3135 (VG)

Agent Comments

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**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

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

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