

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 Headline Court, Heathmont Vic 3135

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,062,500 Property Type House Suburb Heathmont

Period - From 01/07/2022 to 30/06/2023 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	10 Yallamba PI HEATHMONT 3135	\$1,180,000	22/05/2023
2	8 Cleland St RINGWOOD EAST 3135	\$1,175,000	16/09/2023
3	5 Blenheim St HEATHMONT 3135	\$1,140,000	06/05/2023

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: 22/09/2023 16:04



Property Type: House

Land Size: 783 sqm approx

Agent Comments

Comparable Properties



10 Yallamba PI HEATHMONT 3135 (REI/VG)

Agent Comments



Price: \$1,180,000

Method: Private Sale

Date: 22/05/2023

Property Type: House (Res)

Land Size: 864 sqm approx



8 Cleland St RINGWOOD EAST 3135 (REI)

Agent Comments



Price: \$1,175,000

Method: Auction Sale

Date: 16/09/2023

Property Type: House (Res)

Land Size: 754 sqm approx



5 Blenheim St HEATHMONT 3135 (REI/VG)

Agent Comments



Price: \$1,140,000

Method: Private Sale

Date: 06/05/2023

Property Type: House

Land Size: 656 sqm approx