

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 Park Close, Heathmont Vic 3135

Indicative selling price

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

Range between \$600,000 & \$640,000

Median sale price

Median price \$798,625 Property Type Unit Suburb Heathmont

Period - From 01/10/2022 to 30/09/2023 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.

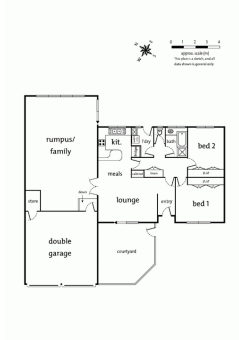
	Address of comparable property	Price	Date of sale
1	1/184 Bedford Rd HEATHMONT 3135	\$638,000	18/10/2023
2	8/277 Canterbury Rd BAYSWATER NORTH 3153	\$630,888	11/12/2023
3	6/22 High St BAYSWATER 3153	\$630,000	25/07/2023

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:

11/01/2024 11:25



Property Type:
Agent Comments

Indicative Selling Price

\$600,000 - \$640,000

Median Unit Price

Year ending September 2023: \$798,625

Comparable Properties



1/184 Bedford Rd HEATHMONT 3135 (REI/VG) Agent Comments



Price: \$638,000
Method: Private Sale
Date: 18/10/2023
Property Type: Unit
Land Size: 157 sqm approx



8/277 Canterbury Rd BAYSWATER NORTH 3153 (REI) Agent Comments



Price: \$630,888
Method: Private Sale
Date: 11/12/2023
Property Type: Unit
Land Size: 315 sqm approx



6/22 High St BAYSWATER 3153 (REI/VG) Agent Comments



Price: \$630,000
Method: Private Sale
Date: 25/07/2023
Property Type: Unit

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