

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 53 Dirkala Avenue, Heathmont Vic 3135

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,059,000 Property Type House Suburb Heathmont

Period - From 01/04/2023 to 30/06/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

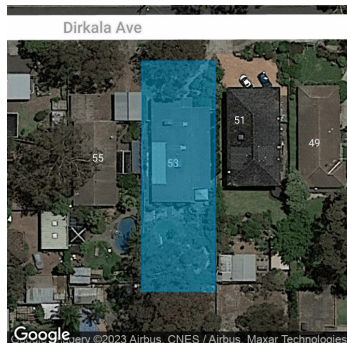
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	29 Washusen Rd HEATHMONT 3135	\$1,312,500	14/09/2023
2	29 Allens Rd HEATHMONT 3135	\$1,289,500	20/05/2023
3	32 Dickasons Rd HEATHMONT 3135	\$1,271,000	29/08/2023

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: 03/10/2023 13:17



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Property Type: Land
Land Size: 859 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,250,000 - \$1,350,000
Median House Price
 June quarter 2023: \$1,059,000

Comparable Properties



29 Washusen Rd HEATHMONT 3135 (REI)

Agent Comments

 4
  2
  2

Price: \$1,312,500
Method: Sold Before Auction
Date: 14/09/2023
Property Type: House (Res)
Land Size: 654 sqm approx



29 Allens Rd HEATHMONT 3135 (REI/VG)

Agent Comments

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  4

Price: \$1,289,500
Method: Auction Sale
Date: 20/05/2023
Property Type: House (Res)
Land Size: 809 sqm approx



32 Dickasons Rd HEATHMONT 3135 (REI)

Agent Comments

 3
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  1

Price: \$1,271,000
Method: Private Sale
Date: 29/08/2023
Property Type: House
Land Size: 698 sqm approx

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