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

6 Campbell Street, Heathmont Vic 3135

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$945,000		&		\$995,000			
Median sale pr	rice							
Median price	\$1,165,250	Pro	operty Type	Hou	ise		Suburb	Heathmont
Period - From	01/07/2023	to	30/09/2023		So	ource	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.

Add	dress of comparable property	Price	Date of sale
1	4a Vine St RINGWOOD 3134	\$970,500	12/09/2023
2	22a Rupert St RINGWOOD 3134	\$960,000	16/09/2023
3	1/1 Marlborough Rd HEATHMONT 3135	\$945,000	26/10/2023

OR

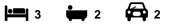
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

23/11/2023 10:00







Property Type: House **Land Size:** 319 sqm approx Agent Comments Indicative Selling Price \$945,000 - \$995,000 Median House Price September quarter 2023: \$1,165,250

Comparable Properties



4a Vine St RINGWOOD 3134 (REI)



Price: \$970,500 Method: Private Sale Date: 12/09/2023 Property Type: Unit Land Size: 512 sqm approx

Agent Comments



22a Rupert St RINGWOOD 3134 (REI)

Agent Comments

Price: \$960,000 Method: Private Sale Date: 16/09/2023 Property Type: Unit Land Size: 295 sqm approx

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1/1 Marlborough Rd HEATHMONT 3135 (REI) Agent Comments

2



Price: \$945,000

Method: Private Sale Date: 26/10/2023 Property Type: House Land Size: 465 sqm approx

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



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