

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 Royal Avenue, Heathmont Vic 3135

Indicative selling price

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

Range between \$1,150,000 & \$1,200,000

Median sale price

Median price \$1,060,000 Property Type House Suburb Heathmont

Period - From 01/01/2024 to 31/03/2024 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	12 Bedford Ct HEATHMONT 3135	\$1,200,000	25/05/2024
2	1 Garden St RINGWOOD 3134	\$1,203,000	23/03/2024
3	7 Campbell St HEATHMONT 3135	\$1,151,000	08/01/2024

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: 20/06/2024 11:57



3 1 2

Property Type: House
Land Size: 1503 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,200,000
Median House Price
March quarter 2024: \$1,060,000

Comparable Properties



12 Bedford Ct HEATHMONT 3135 (REI)

Agent Comments

5 4 2

Price: \$1,200,000
Method: Private Sale
Date: 25/05/2024
Property Type: House
Land Size: 1044 sqm approx



1 Garden St RINGWOOD 3134 (VG)

Agent Comments

3 - -

Price: \$1,203,000
Method: Sale
Date: 23/03/2024
Property Type: Development Site (Res)
Land Size: 1058 sqm approx



7 Campbell St HEATHMONT 3135 (REI/VG)

Agent Comments

3 1 1

Price: \$1,151,000
Method: Private Sale
Date: 08/01/2024
Property Type: House (Res)
Land Size: 837 sqm approx

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