

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

7 MULLER COURT HEATHMONT VIC 3135

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,050,000

Property type

House

Suburb

Heathmont

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

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 6 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

LOT 2A/2A FRANCES STREET HEATHMONT VIC 3135	\$980,000	07-Mar-24
10 REUMAH COURT HEATHMONT VIC 3135	\$958,000	04-May-24
48 DAISY STREET HEATHMONT VIC 3135	\$935,000	14-Feb-24

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 6 months.~~

This Statement of Information was prepared on: 20 June 2024



**LOT 2A/2A FRANCES STREET
HEATHMONT VIC 3135**

3 - -

Sold Price **\$980,000** Sold Date **07-Mar-24**

Distance **0.87km**



**10 REUMAH COURT HEATHMONT
VIC 3135**

3 1 4

Sold Price **\$958,000** Sold Date **04-May-24**

Distance **1.04km**



**48 DAISY STREET HEATHMONT
VIC 3135**

3 1 2

Sold Price **\$935,000** Sold Date **14-Feb-24**

Distance **1.14km**

RS = Recent sale

UN = Undisclosed Sale

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