

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 8 Bennett 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 \$1,062,500 Property Type House Suburb Heathmont

Period - From 01/07/2022 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	12 Milton St HEATHMONT 3135	\$1,341,000	18/02/2023
2	2 The Outlook HEATHMONT 3135	\$1,340,000	02/03/2023
3	41 Dickasons Rd HEATHMONT 3135	\$1,330,000	12/08/2023

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: 15/08/2023 13:25

8 Bennett Avenue, Heathmont Vic 3135



 5  3 

Property Type: House
Land Size: 921 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
Year ending June 2023: \$1,062,500

Comparable Properties



12 Milton St HEATHMONT 3135 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,341,000
Method: Auction Sale
Date: 18/02/2023
Property Type: House (Res)
Land Size: 934 sqm approx



2 The Outlook HEATHMONT 3135 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,340,000
Method: Private Sale
Date: 02/03/2023
Property Type: House
Land Size: 914 sqm approx



41 Dickasons Rd HEATHMONT 3135 (REI)

Agent Comments

 3  1  1

Price: \$1,330,000
Method: Auction Sale
Date: 12/08/2023
Property Type: House (Res)
Land Size: 840 sqm approx

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



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