## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 8 Erica Crescent, Heathmont Vic 3135

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,300,000		&		\$1,350,000			
Median sale p	rice							
Median price	\$1,050,000	Pro	operty Type	Hou	se		Suburb	Heathmont
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	6/46-48 Marlborough Rd HEATHMONT 3135	\$1,350,000	20/09/2023
2	3 Fallons Way BAYSWATER 3153	\$1,332,000	22/12/2023
3	53 Dirkala Av HEATHMONT 3135	\$1,310,000	28/10/2023

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:

21/02/2024 10:48

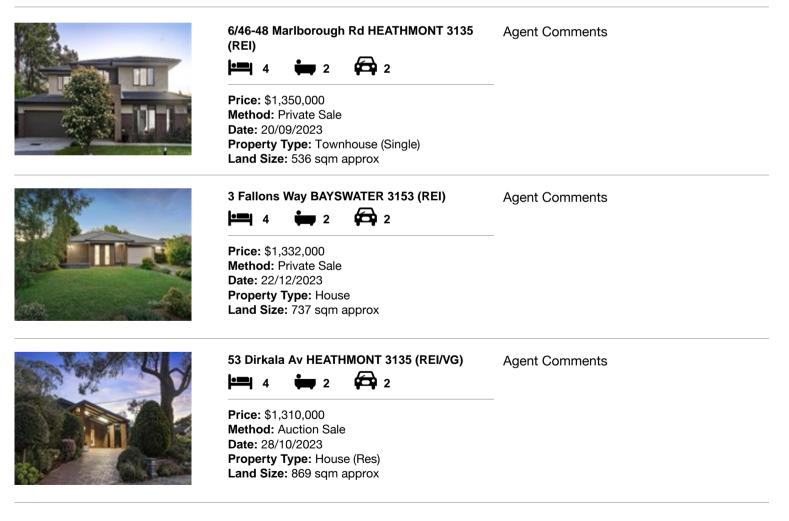






**Property Type:** House **Land Size:** 678 sqm approx Agent Comments Indicative Selling Price \$1,300,000 - \$1,350,000 Median House Price Year ending December 2023: \$1,050,000

# **Comparable Properties**



#### Account - Barry Plant | P: 03 9722 7166 | F: 03 9722 7008



propertydata

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