

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 Erica Crescent, Heathmont Vic 3135

Indicative selling price

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

Range between \$1,300,000 & \$1,350,000

Median sale price

Median price \$1,050,000 Property Type House Suburb Heathmont

Period - From 01/01/2023 to 31/12/2023 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	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



4 2 2

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



6/46-48 Marlborough Rd HEATHMONT 3135 (REI) [Agent Comments](#)

4 2 2

Price: \$1,350,000
Method: Private Sale
Date: 20/09/2023
Property Type: Townhouse (Single)
Land Size: 536 sqm approx



3 Fallons Way BAYSWATER 3153 (REI) [Agent Comments](#)

4 2 2

Price: \$1,332,000
Method: Private Sale
Date: 22/12/2023
Property Type: House
Land Size: 737 sqm approx



53 Dirkala Av HEATHMONT 3135 (REI/VG) [Agent Comments](#)

4 2 2

Price: \$1,310,000
Method: Auction Sale
Date: 28/10/2023
Property Type: House (Res)
Land Size: 869 sqm approx

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