

# 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

10/34 Marlborough Road, Heathmont Vic 3135

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$799,000

### Median sale price

Median price \$621,000 Property Type Unit Suburb Heathmont

Period - From 01/07/2018 to 30/06/2019 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	2/21 Edna St HEATHMONT 3135	\$790,000	12/08/2019
2	1/34 Ireland St RINGWOOD 3134	\$790,000	22/06/2019
3	2/62 Viviani Cr HEATHMONT 3135	\$780,000	05/04/2019

**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:

16/09/2019 12:27



4   2   2

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**  
\$750,000 - \$799,000  
**Median Unit Price**  
Year ending June 2019: \$621,000

## Comparable Properties



2/21 Edna St HEATHMONT 3135 (REI)

Agent Comments

3   2   2

**Price:** \$790,000  
**Method:** Private Sale  
**Date:** 12/08/2019  
**Rooms:** 5  
**Property Type:** Townhouse (Res)  
**Land Size:** 191 sqm approx



1/34 Ireland St RINGWOOD 3134 (REI/VG)

Agent Comments

3   2   1

**Price:** \$790,000  
**Method:** Auction Sale  
**Date:** 22/06/2019  
**Rooms:** 4  
**Property Type:** Townhouse (Res)



2/62 Viviani Cr HEATHMONT 3135 (REI/VG)

Agent Comments

3   2   2

**Price:** \$780,000  
**Method:** Private Sale  
**Date:** 05/04/2019  
**Rooms:** 5  
**Property Type:** Townhouse (Single)  
**Land Size:** 464 sqm approx