

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode 5 Pump Street, 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 \$1,145,000

Median sale price

Median price \$921,000

House

Unit

Suburb Heathmont

Period - From 01/07/2018

to 30/09/2018

Source REIV

Comparable property sales

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	14 Balfour Av HEATHMONT 3135	\$1,350,000	04/10/2018
2	7 Royal Av HEATHMONT 3135	\$1,285,000	14/09/2018
3	47 Dirkala Av HEATHMONT 3135	\$1,202,500	23/10/2018

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.~~



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Rooms:
Property Type: House (Res)
Land Size: 952 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,145,000
Median House Price
 September quarter 2018: \$921,000

Comparable Properties



14 Balfour Av HEATHMONT 3135 (REI)

Agent Comments

🛏️ 4 🚗 2 🚗 2

Price: \$1,350,000
Method: Sold Before Auction
Date: 04/10/2018
Rooms: 6
Property Type: House (Res)
Land Size: 832 sqm approx



7 Royal Av HEATHMONT 3135 (REI)

Agent Comments

🛏️ 4 🚗 2 🚗 1

Price: \$1,285,000
Method: Sold Before Auction
Date: 14/09/2018
Rooms: 6
Property Type: House (Res)
Land Size: 700 sqm approx



47 Dirkala Av HEATHMONT 3135 (REI)

Agent Comments

🛏️ 5 🚗 2 🚗 2

Price: \$1,202,500
Method: Private Sale
Date: 23/10/2018
Rooms: 7
Property Type: House
Land Size: 950 sqm approx