

## STATEMENT OF INFORMATION

INTERNET ADVERTISING FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR  
OUTSIDE THE MELBOURNE METROPOLITAN AREA

**Sections 47AF of the Estate Agents Act 1980**

### PROPERTY OFFERED FOR SALE

**95 Campbell Street, 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 \$800,000 & \$870,000**

### MEDIAN SALE PRICE

**Median price \$930,000 | House | Heathmont (3135)**

**Period - From 1 December 2017 to 30 November 2018 | Source - CoreLogic**

### COMPARABLE PROPERTY SALES

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      |
|-------------------------------------------------|------------------|-------------------|
| <b>38 VIVIANI CRESCENT, HEATHMONT VIC 3135</b>  | <b>\$836,000</b> | <b>18/05/2018</b> |
| <b>24 ALVENA CRESCENT, HEATHMONT VIC 3135</b>   | <b>\$869,000</b> | <b>18/08/2018</b> |
| <b>17 SHASTA AVENUE, RINGWOOD EAST VIC 3135</b> | <b>\$850,000</b> | <b>21/07/2018</b> |