

# 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 2A Dresden Avenue, Heathmont, VIC 3135

### Indicative selling price

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

Price Range \$940,000 & \$1,030,000

### Median sale price

Median price \$851,500 Property Type House Suburb Heathmont (3135)

Period - From 01/08/2018 to 31/07/2019 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
1D CAMPBELL STREET, HEATHMONT VIC 3135	\$1,046,300	11/05/2019
1/20 BARKLY STREET, RINGWOOD VIC 3134	\$980,000	28/06/2019
2/27 JUNCTION STREET, RINGWOOD VIC 3134	\$962,500	26/08/2019

This Statement of Information was prepared on: 29/10/2019