

# 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 27 Westmore Drive, 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

\$880,000

&

\$960,000

### Median sale price

Median price

\$875,000

Property Type

House

Suburb

Heathmont (3135)

Period - From

01/04/2019

to

31/03/2020

Source

Corelogic

### 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
7 YARANG COURT, HEATHMONT VIC 3135	\$905,000	04/12/2019
1 BLIGH COURT, HEATHMONT VIC 3135	\$953,000	07/12/2019
10 DEVON AVENUE, HEATHMONT VIC 3135	\$911,000	20/11/2019

This Statement of Information was prepared on: 22/04/2020