

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 2/17 Dickasons Road, Heathmont Vic 3135

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$750,000 & \$800,000

Median sale price

Median price \$798,625 Property Type Unit Suburb Heathmont

Period - From 01/10/2022 to 30/09/2023 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	6 Neil St HEATHMONT 3135	\$795,000	14/08/2023
2	2/11 Lorient St HEATHMONT 3135	\$788,000	26/08/2023
3	2/5 Pleasant Dr HEATHMONT 3135	\$765,000	28/10/2023

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: 09/11/2023 10:40



2
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Property Type: Unit

Agent Comments

Indicative Selling Price

\$750,000 - \$800,000

Median Unit Price

Year ending September 2023: \$798,625

Comparable Properties



6 Neil St HEATHMONT 3135 (REI/VG)

Agent Comments

2
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 1

Price: \$795,000

Method: Private Sale

Date: 14/08/2023

Property Type: House

Land Size: 336 sqm approx



2/11 Lorient St HEATHMONT 3135 (REI)

Agent Comments

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 1
 1

Price: \$788,000

Method: Auction Sale

Date: 26/08/2023

Property Type: Unit

Land Size: 322 sqm approx



2/5 Pleasant Dr HEATHMONT 3135 (REI)

Agent Comments

2
 2
 1

Price: \$765,000

Method: Auction Sale

Date: 28/10/2023

Property Type: Unit

Land Size: 557 sqm approx

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