

STATEMENT OF INFORMATION

11 DOULTON AVENUE, HEATHMONT, VIC 3135

PREPARED BY MICHAEL SCUDDS, IAN REID VENDOR ADVOCATES

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

11 DOULTON AVENUE, HEATHMONT, VIC 3135

Indicative selling price

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

Price Range: 840,000 to 920,000

Median sale price

Median price

\$872,000

House

Unit

Suburb

HEATHMONT

Period

01 April 2017 to 30 September 2017

Source



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
8 THE OTLK, HEATHMONT, VIC 3135	*\$952,000	23/09/2017
4 JOAN CRT, HEATHMONT, VIC 3135	*\$857,500	07/10/2017
6 ORCHARD GR, HEATHMONT, VIC 3135	*\$900,000	12/10/2017

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 DOULTON AVENUE, HEATHMONT, VIC  3  1  -

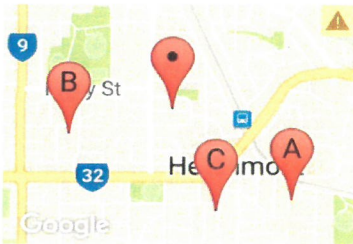
Indicative Selling Price

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Price Range: **840,000 to 920,000**

Provided by: Michael Scudds, Ian Reid Vendor Advocates

MEDIAN SALE PRICE




HEATHMONT, VIC, 3135

Suburb Median Sale Price (House)

\$872,000

01 April 2017 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

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.



8 THE OTLK, HEATHMONT, VIC 3135

 4  1  1

Sale Price

***\$952,000**

Sale Date: 23/09/2017

Distance from Property: 1.1km 



4 JOAN CRT, HEATHMONT, VIC 3135

 3  1  1

Sale Price

***\$857,500**

Sale Date: 07/10/2017

Distance from Property: 734m 



6 ORCHARD GR, HEATHMONT, VIC 3135

 4  2  2

Sale Price

***\$900,000**

Sale Date: 12/10/2017

Distance from Property: 823m 

This report has been compiled on 10/11/2017 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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